Application Date: 4/15/25
Fees Paid: $500.00

SP# 3823

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

NOTE: ACCEPTANCE OF THIS APPLICATION BY THE VILLAGE CLERK'S OFFICE DOES NOT CONSTITUTE A COMPLETE APPLICATION

PROPERTY ADDRESS: 360 Atlantic Ave **ZONING DISTRICT** Business A

SECTION 62 **BLOCK** 36 **LOT** 154 **LOT SIZE:** 13659.6

☐ TENANT **APPLICANT** ☐ LESSEE	**PROPERTY OWNER**
Name: Sachin Shah	Name: Sachin Shah
Address: PO Box 460 Shirley NY 11967	Address: PO 460 Shirley NY 11967
Telephone #: 631 774 5430	Telephone #: 631 774 5430

Attorney Name: _____ Address: _____
(optional) Phone #: _____

Present Land Use: Arbys (vacant) **Proposed Land Use:** Popeyes

Description of Proposed Work: Change of plan from Arbys (previously approved) to Popeyes
Proposed new facade of existing Building for Popeyes Restaurant

I request a preliminary meeting: ✓ YES ____ NO

I request a waiver of the public hearing and hereby certify the following:

A. The subject property is zoned Residence A or Residence AA.
B. The proposed construction is not a new building or dwelling.
C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied.

____ YES ✓ NO

SACS
APPLICANT'S SIGNATURE 4/10/25 **DATE**

Sworn to before me this 10 day of April, 2025.
Clara Arnold
Notary Public

CAMELLA ARNOLD
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01AR6322402
Qualified in SUFFOLK County
Commission Expires APRIL 06, 2027

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****

Property Owner's Consent:

I, Sachin Shah **am (are) the owner(s) of the subject property and consent to the filing of this application.**

SACS
PROPERTY OWNER'S SIGNATURE 4/10/25 **DATE**

Sworn to before me this 10 day of April, 2025.
Clara Arnold
Notary Public

CAMELLA ARNOLD
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01AR6322402
Qualified in SUFFOLK County
Commission Expires APRIL 06, 2027

****

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: ____ YES ____ NO
Date of Hearing: _____
Date of Decision: _____
____ **Approved** ____ **Denied**
Village Clerk's Signature: _____ Date: _____
Planning Board Signature: _____ Date: _____

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INC. VILLAGE OF FREEPORT
Department of Buildings
46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 377-2493
E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
April 14, 2025

Sachin Shah
360 Atlantic Ave
Freeport, NY 11520

RE: **360 Atlantic Ave Freeport, NY**
Zoning District – Business A Sec. 62 Blk. 36, Lot 154
Building Permit Application #20243636
Description: Proposed new façade of existing building.

Dear Sir/Madam.

The above referenced application was initially reviewed by the Building Department and it has been determined that in order to proceed with the application process, additional approval from the Site Plan Review Board will be required.

For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the **Village Clerk's Office at 516-377-3632** to make an appointment, during normal business hours, to review the completed application. Changes or additional information may be required for the application; therefore, only **ONE** complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's Office. **Only after this initial appointment should the additional copies be made**.

Be further advised that you must submit an application to the Site Plan Review Board within sixty (60) days of the date of this letter. In the event that you do not file an application within the allotted sixty (60) days, this letter will expire and the Building Permit Application in conjunction with same will be cancelled. Subsequently, a new Building Permit Application and filing fees will be required.

If you should have any questions or require any additional information with reference to the Site Plan Review Board Application, please call the **VILLAGE CLERK'S OFFICE** at 377-3632.

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez
cc: Village Clerk

ZBA Approval Needed: **NO**

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VILLAGE OF FREEPORT
Department of Buildings
Recommendation

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Notice

X **Negative Declaration** ____ **Positive Declaration**

In accordance with Section 8-0113, Article 8 of the New York Environmental Conservation Law and Chapter 110 of the Village Code, this Department has conducted an initial review to determine whether the following project may have a significant effect on the environment and on the basis of that review hereby finds:

X **The proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Statement.**

____ **The proposed project may have a significant effect on the environment and therefore requires the preparation of an Environmental Impact Statement. (See reasons below)**

Project:

Building Permit App. 20243636

Location: 360 Atlantic Ave, Freeport NY 11520

Applicant: Sachin Shah

Description: Proposed new façade of existing building.

Lead Agency: Department of Buildings for the Board of Trustees Village of Freeport 46 North Ocean Avenue, Freeport, NY

Agency Contact Person: Superintendent of Buildings (516) 377-2242

REASON(S) FOR DETERMINATION

This finding is based upon Section 617.10 of Article of the New York Environmental Conservation Law, the criteria for determining what actions may have a significant effect on the environment, as follows:

A)

B) Possible environment effects identified: (only if positive determination)

Dated: April 14, 2025

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

IMPORTANT: This declaration and supporting attachments are open for inspection and public response at the office of the Superintendent of Buildings.

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Appendix B
Short Environmental Assessment Form

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Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information Freeport Chicken LLC		
Name of Action or Project: Alteration of Building Exterior		
Project Location (describe, and attach a location map): 360 Atlantic Ave		
Brief Description of Proposed Action: Alteration of exterior of building to Popeyes		
Name of Applicant or Sponsor: Fred Towle	Telephone: 6317745430 E-Mail: sspress2000@aol.com	
Address: PO Box 460		
City/PO: Shirley	State: NY	Zip Code: 11967

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	✓	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	✓	

3.a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☐ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☒ Other (specify): ~~Food~~
☐ Parkland

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FREEPORT BUILDING DEPT

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION No. 20240636

Filing Date 2 | 9 | 24

Application for Erection of Buildings or Alterations

IMPORTANT – Applicant to complete all items in sections: I, II, III, IV, V

I. LOCATION OF BUILDING

AT (LOCATION) 360 (No.) Atlantic Ave (Street) ZONING DISTRICT _____

BETWEEN S Bayview Ave (Cross Street) AND Rockwell Ave (Cross Street)

SECTION 62 BLOCK 36 LOT 15-17 APPROX. LOT SIZE _____ X _____ LOT AREA 13555.6

II. TYPE AND COST OF BUILDING – All applicants complete Parts A - D.

A. TYPE OF IMPROVEMENT

1 ☐ New building
2 ☑ Addition-Alteration (If residential, enter number of new housing units added. If none-state none) none
3 ☐ Swimming Pool
4 ☐ Repair (replacement)
5 ☐ Bulkhead (New, Repair)
6 ☐ Fence
7 ☐ Moving (relocation)

B. PROPOSED OR EXISTING USE

RESIDENTIAL
11 ☐ One Family
12 ☐ Two families
13 ☐ Apartment - Enter No. of Units _____
14 ☐ Transient hotel, motel, or dormitory - Enter No. of Units _____
15 ☐ Garage or Accessory Structure
16 ☐ Other - Specify

NON-RESIDENTIAL - Complete Part "E"
17 ☐ Industrial
18 ☐ Office, bank, professional
19 ☐ Store, mercantile
20 ☐ Church, other religious
21 ☐ Hospital, institutional
22 ☑ Other - Specify Food

C. COST

10 TOTAL COST OF IMPROVEMENT $ _____
180,000.00 (INITIAL ESTIMATE)
FEE WILL BE DUE UPON CONTRACT TO BE SETTLED

D. DESCRIPTION OF PROJECT

Altering the exterior of an existing building

III. IDENTIFICATION – To be completed by all applicants

	NAME	MAILING ADDRESS – Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	Sachin Shah	301 Route 17 N, Suite 802, Rutherford, NJ 07070	
2. Contractor	WHM	255 McCormick Dr., Bohemia NY 11716	631 563 3830
3. Architect or Engineer	Ralph Michele	255 W Main St. Smithtown NY 11787	

IV. OWNER - CONTRACTOR STATEMENT

Building permit is issued subject to the provisions of Section 67 of the Workmen's Compensation Law.

Workmen's Compensation Certificate No. _____ Company _____ Exp. Date _____

Contractor or Owner Sachin Shah (Print)

Address 301 Route 17 N, Suite 802

Phone 631 224 5430

CAMELLA ARNOLD
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01AR6322402
Qualified in SUFFOLK County
Commission Expires APRIL 06, 2027

Fred Tedde (Print) being duly sworn, says that he (He or She) is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of his (His or Her) knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.

Sworn to before me this 7 day of February, 20 24

Camella Arnold
Notary Public, Suffolk County, N.Y.

Fred Tedde
Signature of Applicant

V. FLOOD ZONE

IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE?
YES ☐ NO ☑
IF YES, WHICH ZONE? _____

IS PROJECT TO REPAIR FLOOD DAMAGE?
YES ☐ NO ☑

PROJECT DESCRIPTION

Total/First Flr Square Feet	
Upper Flrs Square Feet	
# of Fixtures	
# of Floors	
Occup. Type	

VI. VALIDATION (Official Use Only)

Building Permit Number _____
Building Permit Issued _____
Building Permit Fee $ _____

Approved by: _____
Superintendent of Buildings

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	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		✓	
b. Consistent with the adopted comprehensive plan?		✓	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		✓	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify:	✓		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	✓		
b. Are public transportation service(s) available at or near the site of the proposed action?		✓	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		✓	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:		✓	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? NO ✓ YES] If No, describe method for providing potable water:		✓	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? NO ✓ YES] If No, describe method for providing wastewater treatment:		✓	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	✓		
b. Is the proposed action located in an archeological sensitive area?	✓		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	✓		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:	✓		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	✓		
16. Is the project site located in the 100 year flood plain?	✓		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? NO YES	✓		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: NO YES			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☐ Suburban Commercial

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	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	☑	☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Fred Tuzla Date: 2/7/24

Signature: _____

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and [illegible] the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☐	☐
b. public / private wastewater treatment utilities?	☐	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐

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	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☑	☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Fred Tuttle Date: 2/7/24

Signature:

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☐	☐
b. public / private wastewater treatment utilities?	☐	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐

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	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

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☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

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FREEPORT BUILDING DEPT.

DEPARTMENT OF BUILDINGS
OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20248236
Filing Date 2/9/24

Application for Erection of Buildings or Alterations

IMPORTANT – Applicant to complete all items in sections: I, II, III, IV, V

I. LOCATION OF BUILDING

AT (LOCATION) 360 (No.) Atlantic Ave (Street) ZONING DISTRICT ____

BETWEEN S Bayview Ave (Cross Street) AND Roosevelt Ave (Cross Street)

SECTION 62 BLOCK 36 LOT 153-155 APPROX. LOT SIZE ____ X ____ LOT AREA 13559.6

II. TYPE AND COST OF BUILDING – All applicants complete Parts A - D.

A. TYPE OF IMPROVEMENT

1. [ ] New building
2. [✓] Addition-Alteration (If residential, enter number of new housing units added. If none-state none) none
3. [ ] Swimming Pool
4. [ ] Repair (replacement)
5. [ ] Bulkhead (New, Repair)
6. [ ] Fence
7. [ ] Moving (relocation)

B. PROPOSED OR EXISTING USE

RESIDENTIAL
11. [ ] One Family
12. [ ] Two families
13. [ ] Apartment - Enter No. of Units ____
14. [ ] Transient hotel, motel, or dormitory - Enter No. of Units ____
15. [ ] Garage or Accessory Structure
16. [ ] Other - Specify ____

NON-RESIDENTIAL - Complete Part "E"
17. [ ] Industrial
18. [ ] Office, bank, professional
19. [ ] Store, mercantile
20. [ ] Church, other religious
21. [ ] Hospital, institutional
22. [✓] Other - Specify Food

C. COST

10. TOTAL COST OF IMPROVEMENT $ 100,000.00 (INITIAL ESTIMATE)
FEE WILL BE DUE UPON CONTRACT TO BE SUBMITTED

D. DESCRIPTION OF PROJECT

Altering the exterior of an existing building

III. IDENTIFICATION – To be completed by all applicants

	NAME	MAILING ADDRESS – Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	Sachin Shah	301 Route 17 N, Suite 802, Rutherford, NJ 07070	
2. Contractor	WHM	255 McCormick Dr, Bohemia NY 11716	631 563 3830
3. Architect or Engineer	Ralph Michele	255 W Main St, Smithtown NY 11787	5168185368

IV. OWNER - CONTRACTOR STATEMENT

Building permit is issued subject to the provisions of Section 57 of the Workmen's Compensation Law.

Workmen's Compensation Certificate No. ____ Company ____ Exp. Date ____

Contractor or Owner Sachin Shah (Print)

Address 301 Route 17 N, Suite 802

Phone 631 724 5430

CAMELLA ARNOLD
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01AR6322402
Qualified in SUFFOLK County
Commission Expires APRIL 06, 2027

Fred Tolle (Print) being duly sworn, says that he (He or She) is the contractor or owner of the above mentioned building. That the items of the above application and the estimated cost of said building or alteration, is correct to the best of his (His or Her) knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.

Sworn to before me this 7 day of February, 2024

Camella Arnold
Notary Public, Suffolk County, N.Y.

[signature] (Signature of Applicant)

V. FLOOD ZONE

IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES [ ] NO [✓]
IF YES, WHICH ZONE? ____

IS PROJECT TO REPAIR FLOOD DAMAGE? YES [ ] NO [✓]

PROJECT DESCRIPTION

Total/First Flr Square Feet	
Upper Flrs Square Feet	
# of Fixtures	
# of Floors	
Occup. Type	

VI. VALIDATION (Official Use Only)

Building Permit Number ____
Building Permit Issued ____
Building Permit Fee $ ____

Approved by: ____
Superintendent of Buildings

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Front of building

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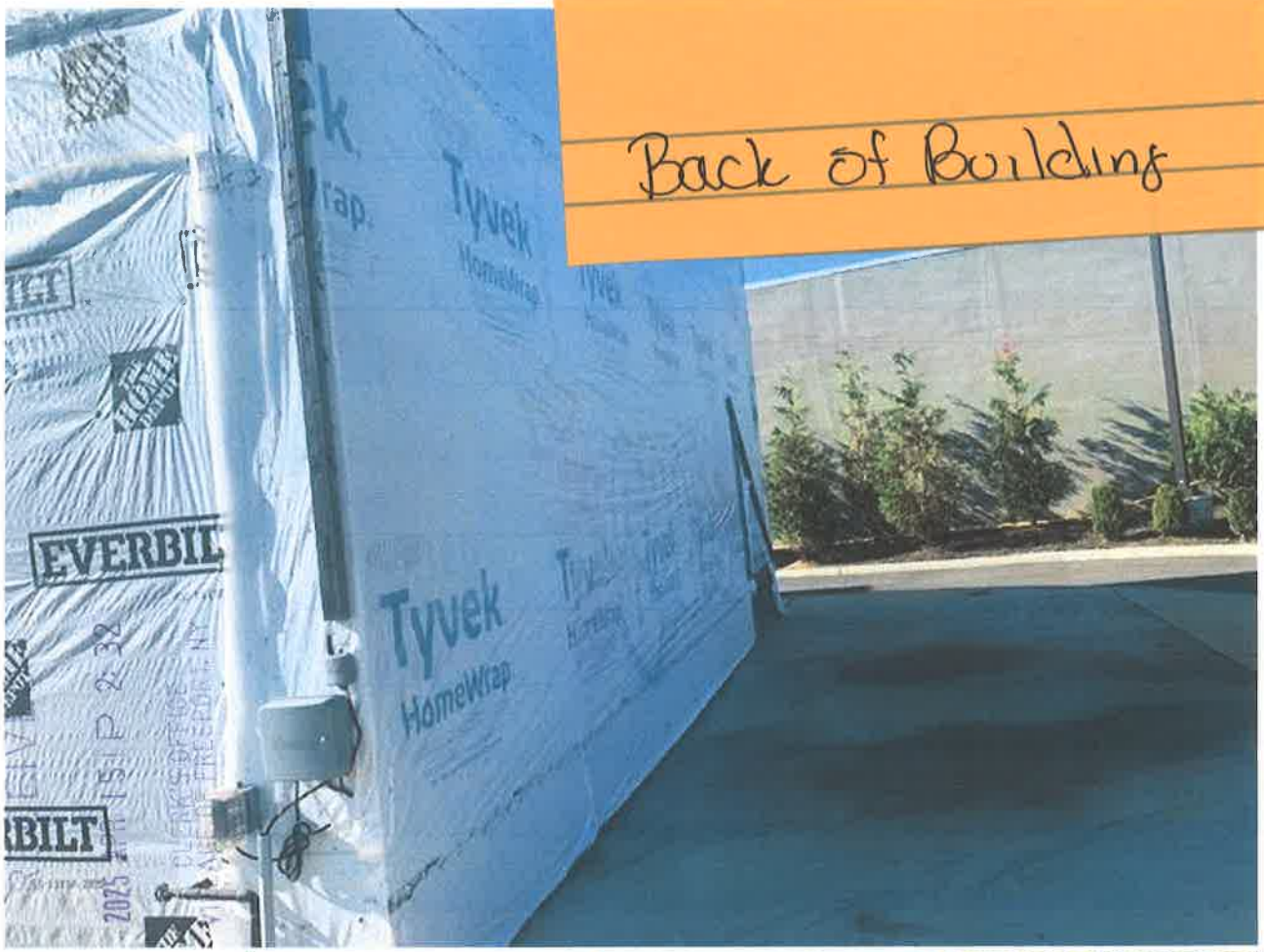
Left side of Building

Daycare Tina's
Tiny Clubhouse
360 Atlantis Ave
335
327
321
340
346
358
355
289
285

Back of Building



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VILLAGE OF FREEPORT, NY

Grocery & Convenience Store
BEER · COFFEE · SODA · CIGARETTES
ONE STOP - ALL U NEED
VINNY'S BARBER SHOP
Vee 623-9586 Joe
MANAGEMENT
185 40B
FREE COFFEE
FREE COFFEE
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VILLAGE OF FREEPORT

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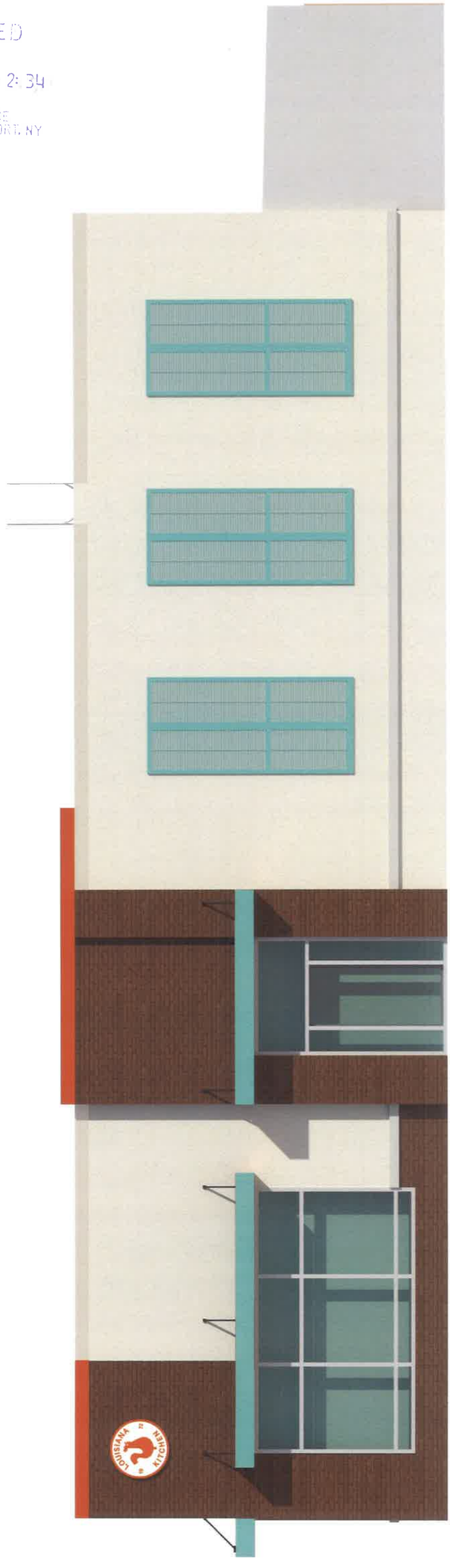
VILLAGE OF FREEPORT, NY



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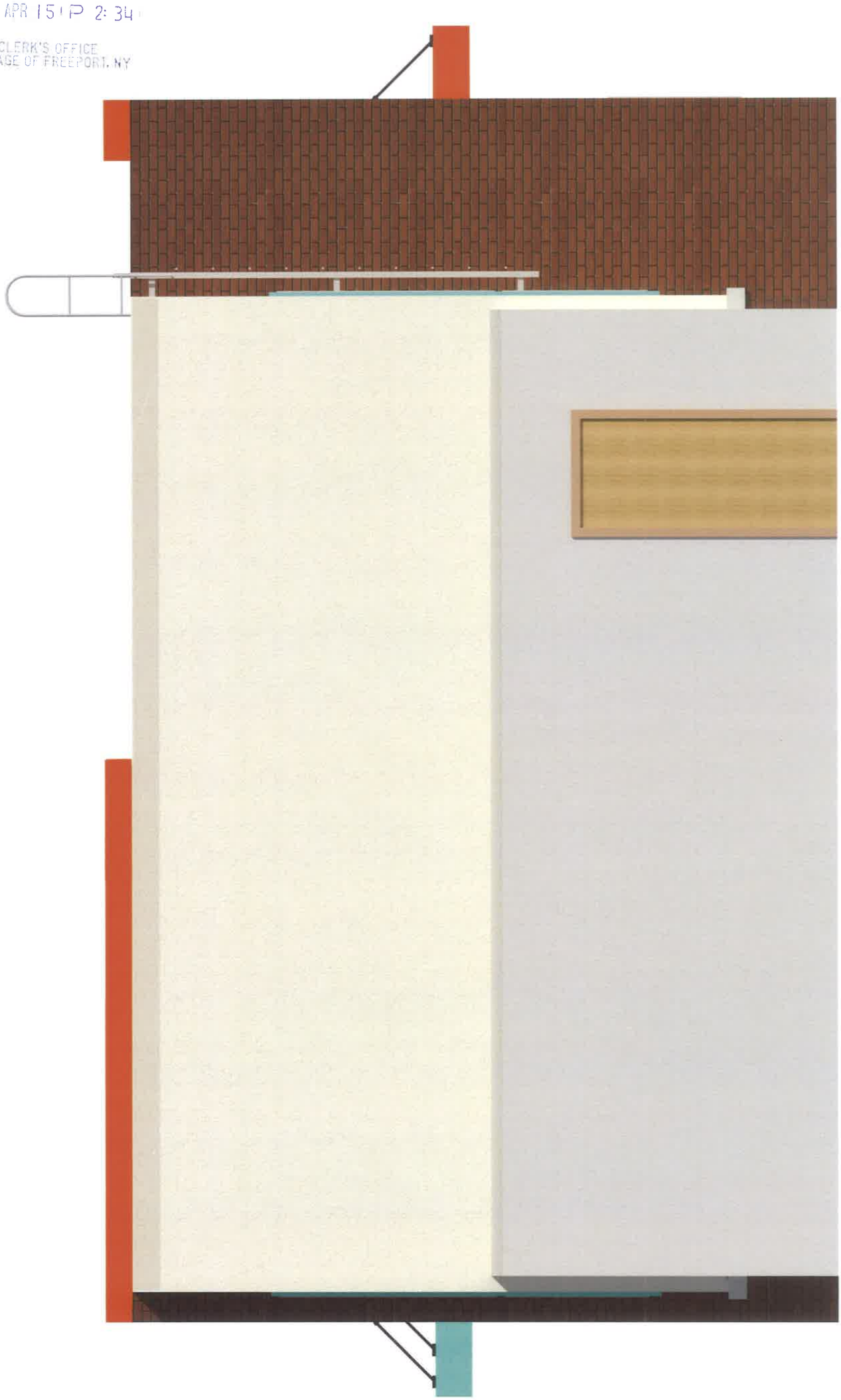

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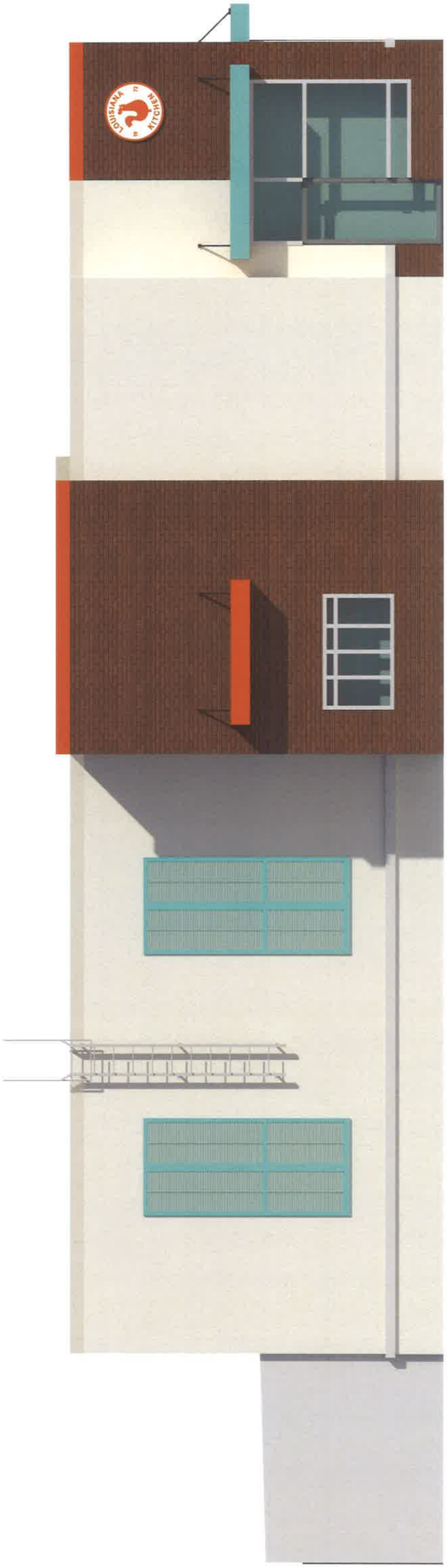
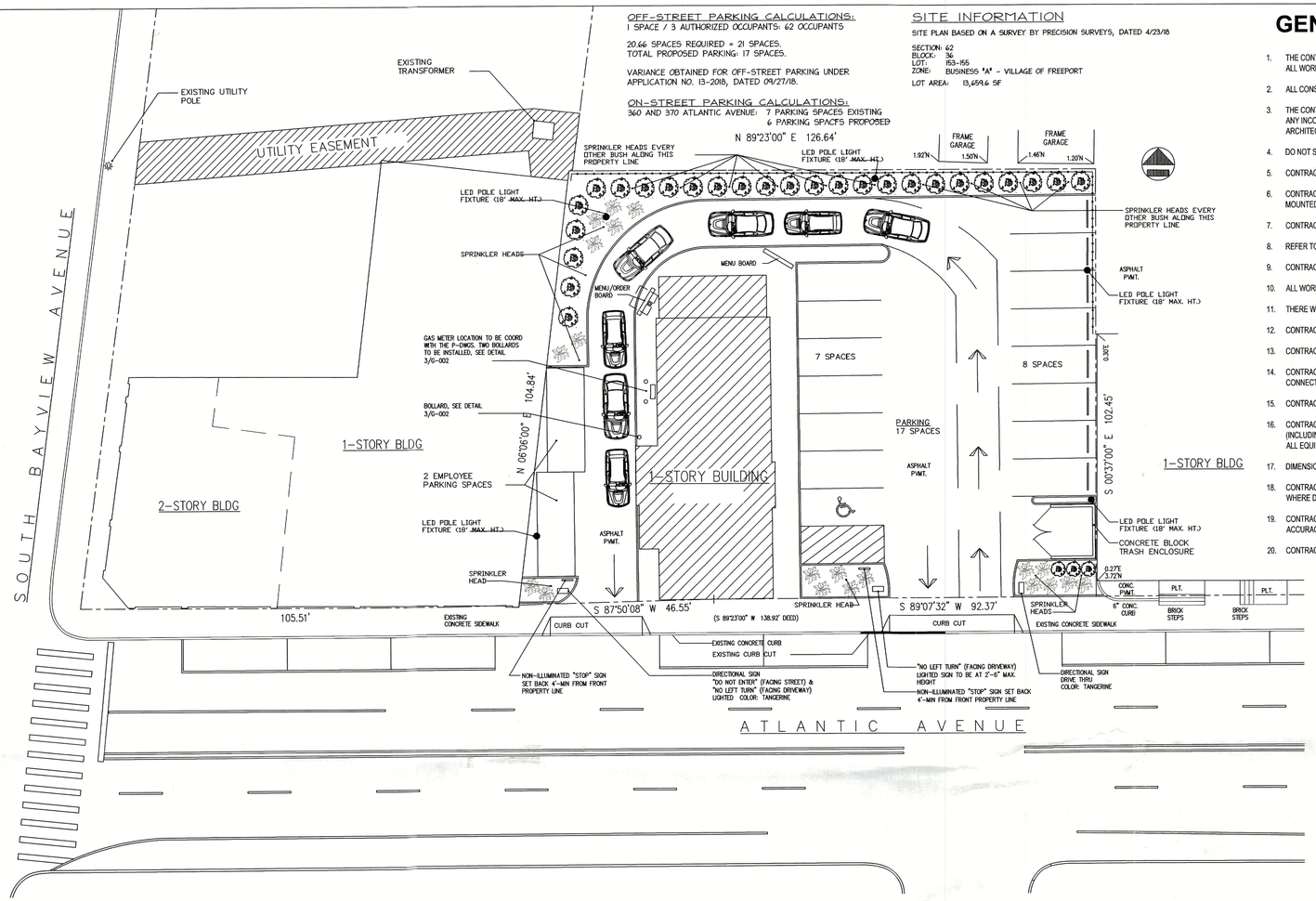


PLOT PLAN

SCALE: 1/16" = 1'-0"



BUILDING SQUARE FOOTAGES

FLOORS	EXISTING	PROPOSED CHANGE	PROPOSED TOTAL
GROUND FLOOR (NEW)	0 SF	2109 SF	2109 SF
GROUND FLOOR (EXISTING STRUCTURES)	3915 SF	-3915 SF	0 SF
TOTAL FOOTPRINT	3915 SF	-1806 SF	2109 SF

ZONING REQUIREMENTS

ITEM	ALLOWABLE	EXISTING	PROPOSED WORK
MAXIMUM BUILDING HEIGHT (FT.)	50.00' (3 STORY)	26'+/-	19.90'
LOT COVERAGE	8,195.7 SF (60%)	-3915 SF (28.66%)	2109 SF (15.44%)
FRONT YARD SETBACK	20.00'	0.68'	0'
PLOTS ABUTTING MORE RESTRICTED DISTRICTS:			
BUSINESS "A" TO BUSINESS "A" (EAST SIDE OF PROPERTY)	N/A	N/A	N/A
BUSINESS "A" TO BUSINESS "A" (WEST SIDE OF PROPERTY)	N/A	N/A	N/A
BUSINESS "A" TO RESIDENCE "A" (NORTH SIDE OF PARKING LOT)	10.00'	1.71'	6.25'
BUSINESS "A" TO BUSINESS "A" (SOUTH SIDE @ ATLANTIC AVENUE)	N/A	N/A	N/A

Directional Sign

Directional Signs are to be placed on site as needed to optimized drive-thru circulation. **No other phrases are allowed.**

General Specifications

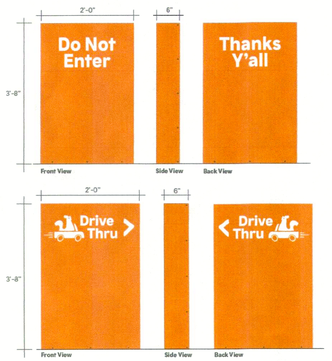
Face: Removable Brake Formed Alum. w/ 1st 3M Reflective White Vinyl
Back: Fixed Brake Formed Alum. w/ 1st 3M Reflective White Vinyl

Color Specification

All paint finishes to be Satin unless otherwise specified

#2447 WHITE REFLECTIVE VINYL

PANTONE 3564C - ORANGE



GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY THE OWNER.
2. ALL CONSTRUCTION MUST COMPLY WITH ALL LOCAL GOVERNING CODES.
3. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY ERROR OR OMISSION HE MAY DISCOVER IN THE DRAWINGS, OR ANY INCONSISTENCY BETWEEN THE DRAWINGS AND FIELD CONDITIONS, PRIOR TO CONSTRUCTION SO THAT THE ARCHITECT MAY ISSUE WRITTEN CLARIFICATIONIN A TIMELY MANNER.
4. DO NOT SCALE DRAWINGS.
5. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND FEES.
6. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE BLOCKING AT THE REQUIRED LOCATIONS FOR ALL WALL MOUNTED SHELVING, TABLES ETC. NO EXTRA FEES WILL BE ENTERTAINED FOR LACK OF COORDINATION.
7. CONTRACTOR SHALL CONTROL NOISE PRODUCING ITEMS (STEREOS) AT ALL TIMES.
8. REFER TO REFLECTED CEILING PLAN FOR LIGHT FIXTURE SCHEDULE.
9. CONTRACTOR SHALL INSTALL ALL ARTWORK AND DECOR, INCLUDING WALL HUNG PICTURES.
10. ALL WORK SHALL CONFORM TO THE LATEST ISSUE OF THE CODES SPECIFIED ON THESE PLANS.
11. THERE WILL BE NO SUBSTITUTION OF ANY MATERIAL SPECIFICATION.
12. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS USED TO ACCOMPLISH DESIGNATED WORK.
13. CONTRACTOR WILL APPOINT ONE SPECIFIC INDIVIDUAL FOR LIASON WITH TENANT REPRESENTATIVE AND ARCHITECT.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK, AND SHALL COORDINATE SUCH WITH TENANT REPRESENTATIVE.
15. CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANY TIME WITHOUT APPROVED CONTRACT DOCUMENTS.
16. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL ARCHITECTURAL, MECHANICAL, TELEPHONE, ELECTRICAL (INCLUDING LIGHTING), AND PLUMBING TO INSURE THAT REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ALL EQUIPMENT ARE PROVIDED.
17. DIMENSIONS SHALL NOT BE CHANGED WITHOUT ARCHITECT'S WRITTEN APPROVAL
18. CONTRACTOR TO PROTECT EXISTING CONSTRUCTION AND RESTORE ALL FINISH SURFACES TO THEIR ORIGINAL CONDITION WHERE DAMAGED.
19. CONTRACTOR SHALL CAREFULLY CHECK FIELD CONDITIONS COORDINATING THEM WITH THE CONTRACT DOCUMENTS FOR ACCURACY AND CONFIRMING THAT THE WORK IS BUILDABLE AS SHOWN, BEFORE PROCEEDING WITH CONSTRUCTION.
20. CONTRACTOR SHALL PROVIDE COMPLETE AS-BUILTS PLANS PRIOR TO FINAL PAYMENT.

PROJECT RESPONSIBILITY CHART

ITEM	SUPPLY OWNER	SUPPLY GC	INSTALL OWNER	INSTALL GC
EQUIPMENT	●		●	
SMALLWARE	●		●	
EXTERIOR SIGNS (DIRECT., PYLON)	●		●	
BLDG. SIGN INTERNALLY ILLUMINATED	●		●	
DRINK SYSTEM	●		●	
CO2 TANK	●		●	
SECURITY SYSTEMS	●		●	
DRIVE THRU SYSTEM	●		●	
POINT OF SALE SYSTEM	●		●	
POPEYES RADIO - MUZAK / RETAIL RADIO	●		●	
FLAT SCREEN TV (32" MINIMUM)	●			●
METAL PACKAGE: CLEARANCE BAR, DUMPSTER GATE, RAILING, SHUTTERS, AWNINGS, INTERIOR ROOF LADDER, DRIVE-THRU WINDOW CANOPY & REAR ENCLOSURE GATE	●			●
CORNER GAURDS	●			●
BUILDING SIGN (VERIFY WITH OWNER AND JURISDICTION)	●		●	
FRONT COUNTERS/SOLID SURFACES AND MATCHING BACKSPLASH	●			●
DRIVE-THRU WINDOW		●		●
RESTROOM FIXTURES & ACCESSORIES - SEE SHEET A15		●		●
HVAC SYSTEM		●		●
LIGHTING PACKAGE		●		●
ROOFING		●		●
INTERIOR DECOR/FURNITURE SUPPLIER: SEATING PACKAGE, ARTWORK, OFFICE CABINETS, WOOD WALL FRAMES, WINDOW SILLS, AND P - RING	●			●
STOREFRONT		●		●
STONE VENEER		●		●
EIFS/STUCCO		●		●
PAINT/STAINS		●		●
FRYER GREASE REMOVAL SYSTEM (VERIFY WITH OWNER)	●		●	
WATER HEATER		●		●
20 GA S/S AT DRIVE THRU		●		●
S/S CEILING PANELS AND TRIM (VERIFY SIZE WITH LOCAL AUTHORITY)		●		●
MENUBOARDS (DIGITAL.)	●		●	
MENUBOARDS (D.T., PREVIEW BD.)	●			●
DRIVE-THRU LOOP SYSTEM	●			●
INTERIOR SIGNS	●			●
INTERIOR TILE		●		●
DOOR AND DOOR HARDWARE		●		●

NOTES:
1. G.C. TO INCLUDE RESPONSIBILITIES IN THEIR BID. GC PROJECT RESPONSIBILITIES TO BE VERIFIED AND FINALIZED WITH OWNER PRIOR TO BIDDING AND AT PRE-CONSTRUCTION MEETING.
2. TYPE OF BUILDING SIGN TO BE DECIDED DURING PERMITTING.
3. FURNITURE SUPPLIER TO INCLUDE ALL WINDOW SILLS AND WOOD CORNER GUARDS IN DINING AREA, INCLUDING PINE FOR THE CAR SIDING IF NEEDED.
4. PAPER TOWELS AND SOAP REPLENISHMENT ARE THE RESPONSIBILITY OF THE OWNER UNDER A SEPARATE AGREEMENT WITH A SUPPLIER.

UTILITY SERVICE REQUIREMENTS

ELECTRICAL: (PROVIDING AGENCY)

POWER: 208V / 3 PHASE /4W / 600 AMPS. TOTAL CONNECTION LOAD: 220.53 KVA TOTAL
NOTE: SEE SHEET E3 FOR BREAKDOWN OF THE ELECTRICAL SERVICE CONNECTED LOAD.

TELEPHONE: (PROVIDING AGENCY)

2" CONDUIT 25 PAIR WIRE- (OWNER REQUIREMENT)

WATER: (PROVIDING AGENCY)

WATER SERVICE: 1.5 DIAM.
7.5 GPM

IRRIGATION: (PROVIDING AGENCY)

LANDSCAPING: (VERIFY WITH OWNER IF USED) SIZE PER ZONE - REFER TO PLAN FOR DESIGN.

SEWER: (PROVIDING AGENCY)

WASTE SERVICE: SANITARY LINE 4" DIAM.
GREASE LINE 4" DIAM.

GAS: (PROVIDING AGENCY)

NATURAL GAS SERVICE : 3"GAS LINE, 7" TO 8" WC
OUTLET GAS LOAD: 1,700 MBH
NOTE: SEE SHEET P3 FOR A BREAKDOWN OF THE GAS LOADS.

GENERAL NOTE: VERIFY ALL SERVICE REQS. W/ THE LOCAL UTILITY CITY AGENCIES.

BUILDING TO CONFORM TO THE 2020 EXISTING CODE OF NEW YORK STATE

COMPLIES WITH NYSEBC CHAPTER 15 FOR CONSTRICTION SAFEGUARDS

POPEYE'S

360 ATLANTIC AVE
FREEPORT, NY
ZONE - BUSINESS "A"

Tax Map #:
Section: 62 Block: 36 Lot: 154

ENGINEER:
MICHAEL ANGELONE PE LLC
MICHAEL ANGELONE
4 POND PLACE
OYSTER BAY, N.Y. 11771
TEL.:516.922.2024 FAX: 516.453.6002

CONSULTANT:
RJM DRAFTING AND DESIGNS
7 OLD LANDERS CT
SMITHTOWN, NY 11787
ralph@rjmdesignsny.com
(516) 818-5368 FAX (866) 789-7930

Contractor must verify all measurements and conditions prior to beginning any work. Report all discrepancies to the Engineer in writing. Plans subject to approval by all governmental agencies having jurisdiction. The Engineer has not been retained for any field supervision or inspection. His responsibility is limited to the accuracy of the plan. The Engineer is further not responsible for any damage arising out of the contractor's failure to execute the work exactly as shown on the approved drawing(s).

STATE OF NEW YORK
MICHAEL ANGELONE
LICENSED PROFESSIONAL ENGINEER
083978

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No.	Date	Remark
4	09-06-23	Design Development
3	08-01-23	Design Development
2	07-21-23	Existing Conditions
1	07-13-23	Field Measure

REVISIONS

Title:
COVER SHEET

Drawn by: RM	Checked by: MAA
Date: 11/25/20	Scale: As Noted
Job No.: 20002	

Drawing No.

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EXHIBIT B
LANDLORD'S WORK LETTER
("Landlord's Work")

Landlord shall provide the following at Landlord's expense prior to Tenant taking possession of the Premises:

Demolition - Landlord will be responsible for removing asbestos and any other hazardous materials before the Possession Date.

Grading - Landlord will be responsible for grading the property as necessary and filling all excavations with clean-engineered, either on-site or off-site import fill material suitable for backfill extending to the perimeter of the Property in accordance with engineering, grading and utility plans and geotechnical report as reasonably approved by Tenant, and removing from the site any excess fill, rock and/or debris.

Additionally Landlord is responsible for compacting all Property fill (other than building pad) to 90% of the maximum dry density as determined by ASTM – D – 1556 modified proctor for cohesive fill and 85% relative density for granular fill, and leaving Property at an elevation reasonably approved by Tenant.

Landlord is responsible for providing the building pad area within eight (8) inches of the finished floor elevation provided by Tenant, compacted to 95% of the maximum dry density as determined by ASTM – D – 1556 modified proctor for cohesive fill and 85% relative density for granular fill, and certified by a licensed engineer as suitable for construction of a single story slab on-grade building, utilizing conventional spread footers at standard depths.

Not permitting standing areas of water on the Property from rough grading, and providing rough grading for parking areas and paved areas to depths to allow for paving per Landlord's final permitted plans.

Stockpiling unused topsoil on the Property in areas reasonably determined by Tenant for use by Tenant, and in accordance with appropriate soil erosion/sediment control standards and applicable laws and regulations.

Providing all paving from public or private rights-of-way or access roads to the Property boundary lines.

Providing a storm water pollution prevention plan together with any storm water retention or detention facilities and related infrastructure sufficient to service the Premises and the Improvements thereon.

Paving – Provide interior Premises with a binder coat of paving at the following elevations: Drive-Thru lane: 2% max cross-slope; Pick up windows: 8" maximum below finished floor elevation; Handicapped parking spaces/crosswalks: 2% max cross-slope; Parking lot at 1% min slope and 5% max slope. Handicapped ramp to be ADA compliant. –

Flooring – **PICK ONE AND REMOVE THE REMAINING**

New – Landlord shall provide a credit for a 4" reinforced concrete slab on grade, level smooth (2-pass steel trowel finish) at $6.50/SF.

Walls – Demising walls and interior of perimeter walls shall be constructed of 5/8" Type "X" G.W.B. with insulation according to all applicable codes. Interior faces of walls shall be taped and sanded to a paint-ready condition and a "level 4 finish". Walls shall be built to full height to underside of slab or roof deck. Top joint is to be sealed tight with foam sealant unless otherwise required for fire protection. All walls and sealants to meet highest applicable fire code rating. Minimum height from top of proposed slab to bottom of ceiling joists shall be 12'-0". Tenant's inside-wall electrical, plumbing and equipment runs shall be installed after insulation and prior to GWB face installation. In the event Tenant completes GWB installation, Tenant shall be credited $2.00/SF of wall area in lieu of Landlord GWB face installation.

HVAC – Complete system above ceiling grid to include a minimum of one (1) ton of HVAC per 120 SF of Premises, with final determination to be provided by Tenant's engineer and per mechanical plans. System shall include LENNOX units built according to Tenant's specifications, divided into minimum two (2) zones, with no HVAC unit greater than ten (10) tons. Each unit is to have its own economizer, thermostat, and two (2) remote sensors per thermostat. HVAC unit locations are to be specified by Tenant. Landlord shall install all plenums, curbs, mains and hard ducting greater than 12" square or round. Tenant shall be credited $10.00/SF (of Premises floor area) for final distribution, grilles, returns and remaining components required for a complete system. Landlord shall warrant the HVAC system for one (1) year from the Rent Commencement Date then transfer all third party warranties to Tenant. System will include smoke detectors, fire alarms and building connections as required by local applicable code, manufacturer's specifications and building requirements. The compressors shall have no less than a five-year warranty. Landlord to provide proper hookup and start-up per manufacturer's specifications. Landlord to provide gas heating units whenever possible for energy efficiencies. Landlord to provide all structural engineering requirements necessary to modify existing structural support units in order to accommodate new rooftop equipment. Landlord shall provide a separate restroom exhaust system per Tenant's plans and specifications.

Gas – Minimum 2" gas service with 7" water column of pressure and a minimum of 1088 MBH, separately metered and stubbed to space as per Tenant's specified location. Final size to be determined by longest length method using total gas required and local fuel/gas code. Landlord to provide gas service from meter to HVAC units. If gas is not available refer to electrical requirements.

Sewer – Minimum 4" sanitary waste line stubbed to Premises at 36" depth to any and all points within the Premises to allow Tenant's plumbing to meet all applicable codes. Location of stub to be coordinated with Tenant's architect.

Grease Trap – Landlord to provide a 1,500 gallon (or larger if required by local code) grease trap located and specified per Tenant's plans (typically at the rear of the space).

Water – 1.5" diameter water line stubbed to Premises with a minimum of 51 PSI static pressure (at load side of meter) @ 51GPM (with RPZ), 40-45 PSI static pressure (at load side of meter) @ 49 GPM without RPZ; with meter, backflow device, check value, and shut off valve rated for 200 PSI located at Tenant's specified location per Tenant's plans.

Fire Protection (when required by code) – Fire sprinkler protection system including (but not limited to) riser, flow, and tamper device as required by applicable building codes per Tenant's specified locations and plans and a shell permit for the work. Sprinkler coverage (drops and heads) distributed throughout the Premises per Tenant's plans and all applicable codes. Landlord to provide a credit equal to $15,000.00, should Tenant be responsible for sprinkler system distribution.

Fire Alarm – Fire alarm monitoring system including all sensors, strobes, horns, and pull stations per Tenant's plans. Tenant's equipment to be connected to building monitoring system as per building system requirements, local applicable code and all government agencies.

Electrical Service – 600 amp, 208Y/120V 3-phase, 4-wire electrical service with one dedicated meter as per Tenant's specified location and plans, including wire and conduit from service point into Premises. Landlord will provide (3) 200 amp lockable panels with breakers wired in series. Panels are to be recessed panels with no less than 42 circuits and breakers each located per Tenant's plans. Landlord to provide temporary power to the Premises sufficient to serve Tenant's construction and operation until permanent power is in place.

Telephone – Two (2) 1.0" conduit for telephone service with pull strings, stubbed to the Premises per Tenant's specified location from property's main telephone service location (demarcation).

Warranties – Warranties for all improvements including but not limited to mechanical, electrical and plumbing systems for a period of at least one (1) year (or longer if required by the Lease). All warranties shall be assigned and provided to Tenant.

ADA / Handicap Accessibility – All municipal state and federal ADA requirements to be installed by Landlord. All means of ingress / egress shall be at street entry grade level. Handicap accessible lift or ramp location and means must be approved by Tenant and installed per Federal and local/state accessibility requirements or codes with applicable landings, railings, and clearances.

Exterior –

Façade / Canopies / Red Band Element - Storefront façade to be delivered as brick faced walls, complete roofing system, glass storefront, exterior doors, and one exterior opening to accommodate Tenant's drive-thru window at a location specified by Tenant and canopies or eyebrows on each elevation per Tenant's specification (typically front door canopy with 3 posts and drive-thru window canopy) with Landlord supplied and installed red band element (typically red metal band in front and around to rear of drive-thru window bump-out with matching painted red band to and including rear façade of Premises) per Tenant's specifications.

Drive-Thru – A 6" thick, 10' wide continuous reinforced concrete drive-thru lane 15' before the speaker post of the drive-thru menu board to 15' after the drive-thru window (typically 130' in length); including concrete footings for drive-thru menu board, drive-thru canopy and speaker post. Landlord shall install concrete foundations, electrical connections and two (2) 1.0" conduits with pull strings from drive-thru window to drive-thru menu board and speaker post per Tenant's plans and specifications. Tenant shall have the right to install a drive-thru menu board, drive-thru canopy and speaker post.

Signage – Landlord shall install plywood backing and electrical circuit and junction box for all building signs, and a concrete footing and electrical connections for all pylon (preferred) or monument and directional sign(s) per Tenant's plans and specifications. Landlord to provide a 1.0" conduit with pull string from the rear of the Premises to all exterior signs including directional sign(s).

Exterior Doors – Front door: Minimum two (2) pair or two (2) single 36" wide by 96" tall (3'-0" X 8'-0") with hardware per code and ADA requirements (with vestibule in cold-weather regions). Rear Door – 42" wide x 84" tall x 1.75" thick hollow-metal door with peephole, panic hardware, door sweep per Tenant's specifications, Roton hinge and weather stripping per local code requirements.

Sitework / Landscaping – Landlord shall complete all sitework including, but not limited to, parking, paving, striping, lot lighting, curbing, sidewalks and landscaping prior to the Rent Commencement Date. Underground electrical conduits shall be installed to service all perimeter site lighting for Premises, and light poles/fixtures shall be installed via approval from Tenant to provide a minimum of 2 foot candle illumination, with 4-5 foot candle average. All landscaping installations shall be low-growing, low-maintenance and locally grown stock native to the specific sub-region that allow clear sight lines to Tenant's storefront and signs with automatic irrigation system and rain sensors as required to sustain plant material. For any lawn areas, sod shall be installed in front of the Premises and along the drive-thru lane, while hydro-seed may be installed along the rear and side property lines at least 50' off the front property line. Landlord shall be responsible for watering and maintaining all landscaping.

Roof / Drain – Landlord shall install underground 4" PVC piping to connect each roof drain/downspout to underground storm piping/detention system.

Dumpster / Trash Corral – Landlord shall provide two (2) 8-yard front-loading dumpsters located inside a trash corral constructed of 8'-0" high split-face decorative CMU walls with steel gates on 8" diameter steel support bollards; gates to have hold-open and hold-closed hardware.

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Roof / Wall Penetrations – Landlord shall provide flashed roof / wall penetrations for Tenant's equipment with sizes and locations specified by Tenant including, but not limited to, 4" waste vent(s), water heater gas flue, hood exhaust, condenser line sets for ice machines (2 each), walk-in condensers (1 each) and Direct-TV conduit per Tenant's drawings that meet all applicable codes.

General Conditions – Landlord will perform Landlord's Work in a good and workmanlike manner and in compliance with all applicable code requirements. Landlord will obtain all permits for Landlord's Work and will have all necessary building code inspections completed (with copies of inspection reports submitted to Tenant) prior to delivering possession of the Premises to Tenant. Landlord shall also obtain required approval for any / all energy efficiency calculations form the appropriate government authorities before Tenant accepts possession of the Premises.

As soon as reasonably possible after execution of the Lease by all parties and prior to commencing Landlord's Work, Landlord will provide Tenant with a copy of Landlord's construction schedule as it pertains to the Premises, and the name, phone number and address of Landlord's contractor and construction manager. After commencing construction, Landlord shall provide Tenant with a biweekly construction status report. Tenant's Director of Construction, Construction Manager or its designated representative may enter the Premises during construction of Landlord's Work to inspect the progress, take progress photos and to determine if Landlord's Work is being completed in accordance with Tenant's plans and specifications and whether the work is progressing on schedule. Landlord and Tenant will cooperate to ensure that the completed work is acceptable to Tenant.

Landlord's contractor, at Landlord's expense, shall do all required roof penetrations. If, notwithstanding the preceding sentence, Tenant is required to perform such roof penetrations, Landlord hereby agrees: (i) unless objected to by Landlord within thirty (30) days of completion of the penetrations, Tenant's work shall be deemed proper; (ii) Tenant performance of such roof penetrations shall not reduce Landlord's obligation to maintain a water tight roof and (iii) Landlord agrees to indemnify, defend, and hold Tenant and Tenant's (sub)contractor(s) harmless from and against all claims, causes of action, liabilities, losses, damages and expense whatsoever (including attorney's fees) caused by or arising as a result of such penetration.

Landlord will deliver the mechanical, plumbing, and electrical systems in good working condition to the locations requested by Tenant and in accordance with the specifications set forth in the Lease. Landlord will be responsible for all development, utility, traffic or community tap, connection, impact or similar fees and assessments.

Landlord shall furnish complete information regarding existing and proposed grades and locations, sizes, elevations, flow lines and pressures, as applicable, for all utility mains or connections which are to be extended to serve the Premises.

If the Premises is not in the condition required in the Lease on the Possession Date, then Tenant may, at its option, either (i) delay the Possession Date until the Premises is in the condition required by the Lease and pursue its remedies in the Lease for Landlord's failure to deliver on time, or (ii) accept possession of the Premises and complete all outstanding Landlord's Work necessary to bring the Premises into the required condition. If Tenant elects to proceed under the foregoing option (ii), then Landlord shall reimburse Tenant for the actual cost of such work, plus an administrative surcharge of ten percent (10%) to compensate Tenant for its employees' time, within thirty (30) days of receipt of an

invoice for such sums. Tenant's and its contractor's determination of the cost of such work shall be final and binding on Landlord and Landlord acknowledges that Landlord can control the cost by performing Landlord's Work in a timely manner. If Landlord does not reimburse Tenant, then Tenant may offset any such sum against rent and all other charges due Landlord until such sum has been fully recouped.

POPEYE'S

360 ATLANTIC AVE
FREEPORT, NY
ZONE - BUSINESS "A"

Tax Map #:
Section: 51 Block: 163 Lot: 5

ENGINEER:
MICHAEL ANGELONE PE LLC
MICHAEL ANGELONE
4 POND PLACE
OYSTER BAY, N.Y. 11771
TEL.:516.922.2024 FAX: 516.453.6002

CONSULTANT:
RJM DRAFTING AND DESIGNS
7 OLD LANDERS CT
SMITHTOWN, NY 11787
ralph@rjmdesignsny.com
(516) 818-5368 FAX (866) 789-7930

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No.	Date	Remark
4	09-06-23	Design Development
3	08-01-23	Design Development
2	07-21-23	Existing Conditions
1	07-13-23	Field Measure

REVISIONS

Title:
FEMA MAP & LANDLORD LETTER

Drawn by: RM	Checked by: MAA
Date: 11/25/20	Scale: As Noted
Job No.: 20002	

Drawing No.

T-1.1

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CODE ANALYSIS

2020 BUILDING CODE OF NEW YORK STATE

INTRODUCTION

THE PROJECT ENCOMPASSES THE CONSTRUCTION OF A NEW 1-STORY, SINGLE OCCUPANT COMMERCIAL BUILDING. (ASSEMBLY GROUP A-2)

1. USE AND OCCUPANCY CLASSIFICATION (SECTION 301)

ASSEMBLY (SEE SECTION 304): GROUP A-2.

2. CONSTRUCTION CLASSIFICATION (SECTION 602)

TYPE V (WOOD STUD WALLS, WOOD ROOF FRAMING)

3. BUILDING HEIGHT & # OF STORIES (SECTION 504)

TYPE V CONSTRUCTION; (NO FIRE SPRINKLER)	ALLOWABLE ('A-2' OCCUPANCY)
MAXIMUM HEIGHT	40 FEET (20 FEET PROVIDED)
MAXIMUM # OF STORIES	1 (1 STORY PROVIDED)

4. BUILDING AREA (SECTION 506)

TYPE V CONSTRUCTION; (NO FIRE SPRINKLER)	ALLOWABLE ('A-2' OCCUPANCY)
BUILDING AREA	6,000 SqFt. (2,283 SqFt. PROVIDED)

5. HEIGHT MODIFICATIONS (SECTION 504)

NOT APPLICABLE

6. AREA MODIFICATIONS (SECTION 506)

NOT APPLICABLE

7. FIRE RESISTANCE RATINGS REQUIREMENTS FOR BUILDING ELEMENTS, IN HOURS (TABLE 601)

BUILDING ELEMENT:	TypeV
PRIMARY STRUCTURAL FRAME:	0
BEARING WALLS -EXTERIOR:	0
-INTERIOR:	0
NONBEARING WALLS AND PARTITIONS -EXTERIOR:	0
NONBEARING WALLS AND PARTITIONS -INTERIOR:	0
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS:	0
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS:	0

8. INTERIOR WALL & CEILING FINISH REQUIREMENTS BY OCCUPANCY (TABLE 803.13)

(NON-SPRINKLERED)	GROUP A-2
INTERIOR EXIT PASSAGEWAYS	-CLASS A
CORRIDORS	-CLASS A
ROOMS AND ENCLOSED SPACES	-CLASS B

9. AUTOMATIC SPRINKLER SYSTEMS (SECTION 903)

AN AUTOMATIC SPRINKLER SYSTEM IS NOT REQUIRED

10. PORTABLE FIRE EXTINGUISHERS (SECTION 906)

WHERE REQUIRED:
1. IN GROUP 'A-2' OCCUPANCIES
2. WITHIN 30 FEET OF COMMERCIAL COOKING EQUIPMENT

TABLE 906.3(1) FIRE EXTINGUISHERS FOR CLASS-A FIRE HAZARDS:

MINIMUM RATED SINGLE EXTINGUISHER:	2-A
MAX. FLOOR AREA PER UNIT:	1,500 SqFt.
MAX. DISTANCE OF TRAVEL:	75 FEET

*(2) 2-A RATED EXTINGUISHERS SHALL BE PROVIDED

12. FIRE ALARM AND DETECTION SYSTEMS (907)

907.2: WHERE REQUIRED - NEW BUILDINGS AND STRUCTURES: AN APPROVED FIRE ALARM SYSTEM INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE IBC AND NFPA 72 SHALL BE PROVIDED IN NEW BUILDINGS & STRUCTURES
-A FIRE ALARM SYSTEM IS REQUIRED.

13. OCCUPANT LOAD (SECTION 1004.1.2)

AS-PER TABLE 1004.6:

FUNCTION OF SPACE:	FIXED SEATS
RESTAURANT:	FIXED SEATING 32 SEATS PROVIDED
COMMERCIAL KITCHEN	200 GROSS 1,198 Sq Ft. / 200 = 6
TOTAL OCCUPANCY	38 OCCUPANTS

14. EGRESS WIDTH PER OCCUPANT SERVED (TABLE 1005.1)

OTHER EGRESS COMPONENTS (1005.3.2): 0.2 IN. PER OCCUPANT
67 OCC. X 0.2" = 1.34"; MIN. WHICH MEANS THE CODE MINIMUM (36") WILL GOVERN

15. SINGLE EXITS (SECTION 1006.3.2)

MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY

A OCCUPANCY	LESS THAN 49 OCCUPANTS 1 EXIST REQUIRED 3 PROVIDED

16. DOORS (SECTION 1010)

1010.1.1 - SIZE OF DOORS: THE REQUIRED CAPACITY OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32". CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. WHERE THIS SECTION REQUIRES A MINIMUM CLEAR WIDTH OF 32" AND A DOOR OPENING INCLUDES 2 DOOR LEAVES WITHOUT A MULLION, ONE LEAF SHALL PROVIDE A CLEAR OPENING WIDTH OF 32". THE MAXIMUM WIDTH OF A SWINGING DOOR LEAF SHALL BE 48" NOMINAL.

17. EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2)

(WITHOUT SPRINKLER SYSTEM)

OCCUPANCY	MAX. TRAVEL DISTANCE, IN FEET
GROUP 'A-2'	200 FEET

INSULATION REQUIREMENTS

2018 IECC

EXTERIOR DESIGN CONDITIONS PER IECC 2018 TABLE 301.1
COUNTY: NASSAU
CLIMATE ZONE: 4A

BUILDING ENVELOPE REQUIREMENTS (PER TABLE R402.1.3), IECC 2015

COMPONENT	REQUIRED	PROPOSED
INSULATION ABOVE ROOF DECK:	R-30ci	>/= R-30ci
WALLS, ABOVE GRADE (METAL FRAMED)	R-13 + R-7.5ci	R-21
SLAB-ON-GRADE FLOORS:	R-10 FOR 24" BELOW GRADE	R-10ci FOR 36" BELOW GRADE

EXITS

1. ALL BUILDING EXITS SHALL CONFORM TO ALL OF THE REQUIREMENTS OF THE 2020 NYS BUILDING CODE.
2. ALL DOORS AND DOORWAYS SHALL CONFORM TO ALL OF THE LATEST REQUIREMENTS AS SET FORTH IN THE IBC. EXIT DOORS FROM ANY FLOOR AREA OR OCCUPIED SPACE SHALL BE READILY OPENABLE, SHALL BE ARRANGED SO THAT THEY CANNOT BE LOCKED AGAINST EXIT FROM SUCH AREA OR SPACE AND SHALL BE EQUIPPED WITH SELF-CLOSING AND OTHER NECESSARY DEVICES WHICH WILL MAINTAIN THEM IN NORMALLY CLOSED POSITIONS.
3. HANGINGS OR DRAPERIES SHALL NOT BE PLACED OVER EXIT DOORS OR OTHERWISE LOCATED SO AS TO CONCEAL OR OBSCURE ANY EXIT. MIRRORS SHALL NOT BE PLACED IN OR ADJACENT TO ANY EXIT OR ON EXIT DOORS.
4. THE PATH OF EGRESS TRAVEL ALONG A MEANS OF EGRESS SHALL NOT BE INTERRUPTED BY ANY BUILDING ELEMENT. OBSTRUCTIONS SHALL NOT BE PLACED IN THE REQUIRED WIDTH OF A MEANS OF EGRESS EXCEPT PROJECTIONS PERMITTED BY CHAPTER 10. THE REQUIRED CAPACITY OF A MEANS OF EGRESS SYSTEM SHALL NOT BE DIMINISHED ALONG THE PATH OF EGRESS TRAVEL.

FIRE LIFE/SAFETY

1. INTERIOR FINISH MATERIALS USED FOR ACOUSTICAL CORRECTION, SURFACE INSULATION AND DECORATIVE TREATMENT ON THE SURFACE OF WALLS, CEILINGS, AND INTERIOR FLOOR FINISH, INTERIOR TRIM MATERIALS AND DECORATIVE MATERIALS, SHALL CONFORM TO ALL OF THE LATEST REQUIREMENTS SET FORTH IN CHAPTER 8 -INTERIOR FINISHES OF THE INTERNATIONAL BUILDING CODE.
2. FIRE EXTINGUISHER SHALL NOT BE OBSTRUCTED OR OBSCURED FROM VIEW. IN ROOMS OR AREAS IN WHICH VISUAL OBSTRUCTION CANNOT BE COMPLETELY AVOIDED, MEANS SHALL BE PROVIDED TO INDICATE THE LOCATION OF EXTINGUISHERS. THE EXTINGUISHERS SHALL BE LOCATED IN CONSPICUOUS LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE. THESE LOCATIONS SHALL BE ALONG NORMAL PATHS OF TRAVEL.
3. CABINETS USED TO HOUSE FIRE EXTINGUISHERS SHALL NOT BE LOCKED.
4. HAND-HELD PORTABLE FIRE EXTINGUISHERS, NOT HOUSED IN CABINETS, SHALL BE INSTALLED ON THE HANGERS OR BRACKETS SUPPLIED BY THE MANUFACTURER AND SECURELY ANCHORED TO THE MOUNTING SURFACE IN ACCORDANCE WITH THE MANUFACTURER INSTALLATION INSTRUCTIONS. PORTABLE FIRE EXTINGUISHERS HAVING A GROSS WEIGHT NOT EXCEEDING 40 POUNDS SHALL BE INSTALLED SO THAT IT'S TOP IS NOT MORE THAN 5 FEET ABOVE THE FLOOR. PORTABLE FIRE EXTINGUISHERS HAVING A GROSS WEIGHT EXCEEDING 40 POUNDS SHALL BE INSTALLED SO THAT IT'S TOP IS NOT MORE THAN 3.5 FEET ABOVE THE FLOOR. THE CLEARANCE BETWEEN THE FLOOR AND THE BOTTOM OF THE INSTALLED HAND-HELD EXTINGUISHER SHALL NOT BE LESS THAN 4 INCHES.
5. PRIOR TO COMMENCING WORK ON ANY FIRE PROTECTION EQUIPMENT, ALL NECESSARY NOTIFICATIONS TO THE APPROPRIATE ADMINISTRATIVE AUTHORITY (FIRE DEPT, ETC.) SHALL BE MADE. IF THE SYSTEM OR EQUIPMENT ARE SHUT DOWN FOR MORE THAN 1 HOUR ALL WORK SHALL BE PERFORMED WHEN THE BUILDING IS NOT OCCUPIED. AN APPROVED FIRE WATCH SHALL BE PROVIDED FOR THE ENTIRE BUILDING UNTIL THE SYSTEM IS FULLY PLACED BACK IN SERVICE.
6. IF SCOPE OF WORK WILL AFFECT ANY EXISTING FIRE PROTECTION EQUIPMENT OR SYSTEMS, SAID SYSTEMS SHALL BE PROTECTED AGAINST PHYSICAL DAMAGE AND/OR FALSE ACTIVATION.
7. IF ANY FIRE PROTECTION EQUIPMENT OR SERVICE IS TAKEN OUT OF SERVICE OR ISOLATED, IT SHALL BE DONE BY A PERSON THAT IS LICENSED TO WORK ON SAID EQUIPMENT.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT ALL AREAS HAVE A NEW FIRE, SMOKE & CARBON MONOXIDE DETECTION SYSTEM INSTALLED IN CONFORMANCE WITH THE LATEST REQUIREMENTS OF SECTION 907, OF THE 2015 IBC, NFPA 72, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, PREPARATION OF NECESSARY CONSTRUCTION DOCUMENTS AND THE SECURING OF ALL REQUIRED PERMITS AND APPROVALS FROM THE APPROPRIATE ADMINISTRATIVE AUTHORITY PRIOR TO THE COMMENCEMENT OF THE WORK.

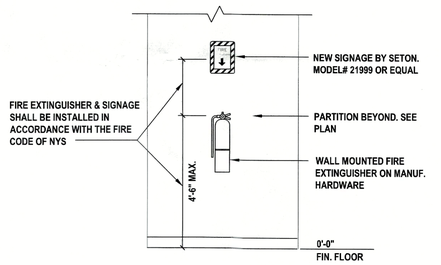
MINIMUM PLUMBING FACILITIES (SECTION 2902)

BUSINESS AS-PER TABLE 2902.1:

WATER CLOSETS (URINALS SEE SECTION 424.2)	LAVATORIES	DRINKING FOUNTAINS (SEE SECTION 410 OF THE INTERNATIONAL PLUMBING CODE)	OTHER
MALE / FEMALE 1 PER 75	MALE / FEMALE 1 PER 200	1 PER 500	1 SERVICE SINK

38 OCCUPANTS / 2 = 18 MALE 18 FEMALE

	REQUIRED	PROVIDED (PROPSED)
19 MALE	1 W.C.	1 W.C.
	1LAV	1 LAV
19 FEMALE		
	1 W.C.	1 W.C.
	1 LAV	1 LAV
	1 D.F.	1 D.F.
	1 SERVICE SINK	1 SERVICE SINK



1 **Elevation @ Wall Mtd. Fire Extinguisher**
SCALE: N.T.S.

IDENTIFICATION OF BUILDINGS UTILIZING TRUSS CONSTRUCTION:

SIGNS IDENTIFYING THE EXISTENCE OF TRUSS CONSTRUCTION SHALL CONSIST OF A CIRCLE 6" IN DIAMETER, WITH A STROKE WIDTH OF 1/2". THE SIGN BACKGROUND SHALL BE REFLECTIVE WHITE IN COLOR, CONFORMING TO PANTONE MATCHING SYSTEM (PMS) #187. WHERE A SIGN IS DIRECTLY APPLIED TO A DOOR OR SIDELIGHT, IT MAY BE PERMANENT NON-FADING STICKER OR DECAL. SIGNS NOT DIRECTLY APPLIED TO DOORS OR SIDELIGHTS SHALL BE STURDY, NON-FADING, WEATHER RESISTANT MATERIAL. (e) SIGNS IDENTIFYING THE EXISTENCE OF TRUSS CONSTRUCTION SHALL CONTAIN THE ROMAN ALPHANUMERIC DESIGNATION OF THE CONSTRUCTION TYPE OF THE BUILDING, IN ACCORDANCE WITH THE PROVISION FOR THE CLASSIFICATION OF TYPES OF CONSTRUCTION SET FORTH IN SECTION 602 OF THE 2015 INTERNATIONAL BUILDING CODE, AND AN ALPHABETIC DESIGNATION FOR THE STRUCTURAL COMPONENTS THAT ARE OF TRUSS CONSTRUCTION AS FOLLOWS:

"F" SHALL MEAN *FLOOR FRAMING*, INCLUDING GIRDERS AND BEAMS

"R" SHALL MEAN *ROOF FRAMING*

"FR" SHALL MEAN *FLOOR AND ROOF FRAMING*

INSTALL SIGNS AT EXTERIOR BUILDING ENTRANCE DOORS, EXTERIOR EXIT DISCHARGE DOORS, AND EXTERIOR ROOF ACCESS DOORS TO A STAIRWAY, SIGNS SHALL BE ATTACHED TO DOOR, OR ATTACHED TO A SIDELIGHT OF THE FACE OF THE BUILDING NO MORE THEN 12 INCHES HORIZONTALLY FROM THE LATCH SIDE OF THE DOOR JAMB, AND NOT LESS THAN 42 INCHES NOR MORE THAN 60 INCHES ABOVE THE ADJOINING WALKING SURFACE.

POPEYE'S

360 ATLANTIC AVE
FREEPORT, NY
ZONE - BUSINESS "A"

Tax Map #:
Section: 62 Block: 36 Lot: 154

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STATE OF NEW YORK — MICHAEL ANGELONE — 083975 — LICENSED PROFESSIONAL ENGINEER

SEAL:

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No.	Date	Remark
4	09-06-23	Design Development
3	08-01-23	Design Development
2	07-21-23	Existing Conditions
1	07-13-23	Field Measure

REVISIONS

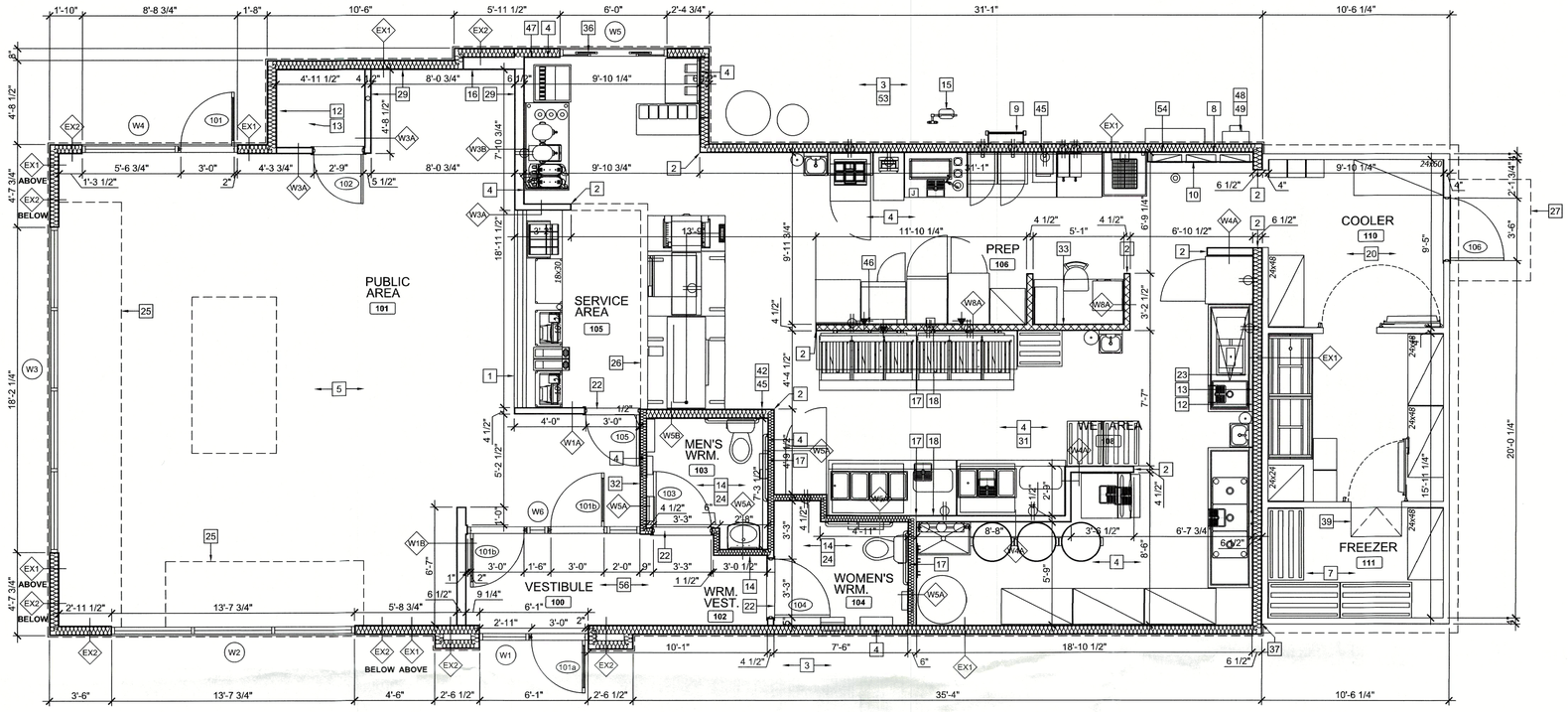
Title:

CODE INFORMATION

Drawn by: RM	Checked by: MAA
Date: 11/25/20	Scale: As Noted
Job No.: 20002	

Drawing No.

T-1.2



1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

WALL TYPE LEGEND

EX1 EXTERIOR WALL AT STUCCO (EIFS):
- STOTHERM CI LOTUSAN EXTERIOR INSULATION FINISHING SYSTEM (EIFS): 1" EXPANDED POLYSTYRENE INSULATION BOARD W/ 16" BASE COAT, REINFORCING MESH AND 16" FINISH. (REFER TO EXTERIOR ELEVATIONS).
- STO GOLD COAT FLUID APPLIED MEMBRANE AIR BARRIER. ALL TRANSITIONS AT FOUNDATION, ROUGH RAPID GUARD PER MANUFACTURERS SPECS PRIOR TO APPLICATION OF FLUID APPLIED MEMBRANE AIR OPENINGS, SHEATHING JOINTS, FLASHINGS, WALL PENETRATIONS AND PARAPETS TO BE SEALED W/ STO BARRIER.
- 1 LAYER 12" EXTERIOR GRADE PLYWOOD
- 2"X6" WOOD STUDS @16" O.C.
- UNFACED BATT INSULATION (R-20) UP TO 10'-0" MAX C/W 2"X6" FIRE STOP.
- FSK FOIL FACED FLAME SPREAD 25 BATT INSULATION (R-20) FROM 10'-0" TO U/S OF DECK C/W 2"X6" FIRE STOP.
- UNFACED BATT INSULATION (R-20) FROM U/S OF DECK TO 18" MIN. ABOVE DECK.
- 1 LAYER OF 12" GYPSUM BOARD SHEATHING ON CONTINUOUS 6 MIL. POLYETHYLENE VAPOR BARRIER TO (U/S OF DECK).
- PROVIDE 12" CEMENTITIOUS BACKER BOARD INSTEAD OF PLYWOOD SHEATHING TO 12" ABOVE FLOOR SLAB C/W ACOUSTICAL SEALANT AT BASE.

NOTE:
1. PROVIDE DOUBLE LAYER OF REINFORCING MESH TO MIN. 2'-0" ABOVE GRADE AT ALL EIFS LOCATIONS.
2. G.C TO ENSURE DARK COLOURED EIFS NOT TO BE INSTALLED IN DIRECT SUNLIGHT (COORDINATE WITH MANUFACTURER)

EX2 EXTERIOR WALL AT NICHIHA SIDING (VINTAGEBRICK):
- NICHIHA VINTANGE BRICK; COLOR: ALEXANDRIA BUFF; 17 3/4" HIGH X 71 1/8" LONG X 7/8" THICK. COMES WITH STARTER TRACK AND JOINT CLIP.
- 1 LAYER 12" EXTERIOR GRADE PLYWOOD
- 2"X6" WOOD STUDS @16" O.C.
- STO GOLD COAT FLUID APPLIED MEMBRANE AIR BARRIER. ALL TRANSITIONS AT FOUNDATION, ROUGH BARRIER.
- 1 LAYER 12" EXTERIOR GRADE PLYWOOD
- 2"X6" WOOD STUDS @16" O.C.
- UNFACED BATT INSULATION (R-20) UP TO 10'-0" MAX C/W 2"X6" FIRE STOP.
- FSK FOIL FACED FLAME SPREAD 25 BATT INSULATION (R-20) FROM 10'-0" TO U/S OF DECK C/W 2"X6" FIRE STOP.
- UNFACED BATT INSULATION (R-20) FROM U/S OF DECK TO 18" MIN. ABOVE DECK.
- 1 LAYER OF 12" GYPSUM BOARD SHEATHING ON CONTINUOUS 6 MIL. POLYETHYLENE VAPOR BARRIER TO (U/S OF DECK).
- PROVIDE 12" CEMENTITIOUS BACKER BOARD INSTEAD OF GYPSUM BOARD TO 2'-0" ABOVE FLOOR SLAB C/W ACOUSTICAL SEALANT AT BASE.

EX3 EXTERIOR WALL AT NICHIHA SIDING (VINTAGEBRICK) EXTEND 9'-0" A.F.F.:
- NICHIHA VINTANGE BRICK: COLOR: ALEXANDRIA BUFF; 17 3/4" HIGH X 71 1/8" LONG X 7/8" THICK. COMES WITH STARTER TRACK AND JOINT CLIP. EXTEND 9'-0" A.F.F.
- STO GOLD COAT FLUID APPLIED MEMBRANE AIR BARRIER. ALL TRANSITIONS AT FOUNDATION, ROUGH BARRIER.
- 1 LAYER 12" EXTERIOR GRADE PLYWOOD EXTEND 9'-0" A.F.F.
- 2"X4" WOOD STUDS @16" O.C. EXTEND 9'-0"A.F.F.
- UNFACED BATT INSULATION (R-20) UP TO 10'-0" MAX C/W 2"X6" FIRE STOP.
- FSK FOIL FACED FLAME SPREAD 25 BATT INSULATION (R-20) FROM 10'-0" TO U/S OF DECK C/W 2"X6" FIRE STOP.
- UNFACED BATT INSULATION (R-20) FROM U/S OF DECK TO 18" MIN. ABOVE DECK.
- 1 LAYER OF 12" GYPSUM BOARD SHEATHING ON CONTINUOUS 6 MIL. POLYETHYLENE VAPOR BARRIER TO (U/S OF DECK).
- PROVIDE 12" CEMENTITIOUS BACKER BOARD INSTEAD OF PLYWOOD SHEATHING TO 12" ABOVE FLOOR SLAB C/W ACOUSTICAL SEALANT AT BASE.

EX4 EXTERIOR WALL AT NICHIHA SIDING (VINTAGEWOOD) EXTEND 9'-3" A.F.F.:
- NICHIHA VINTANGE WOOD: COLOR: CEDAR; 17 3/4" HIGH X 119 5/8" LONG X 7/8" THICK. COMES WITH STARTER TRACK AND JOINT CLIP. EXTEND 9'-3" A.F.F.
- STO GOLD COAT FLUID APPLIED MEMBRANE AIR BARRIER. ALL TRANSITIONS AT FOUNDATION, ROUGH STO RAPID GUARD PER MANUFACTURERS SPECS PRIOR TO APPLICATION OF FLUID APPLIED MEMBRANE AIR BARRIER.
- 1 LAYER 12" EXTERIOR GRADE PLYWOOD EXTEND 9'-3" A.F.F.
- 2"X6" WOOD STUDS @16" O.C. EXTEND 9'-3"A.F.F.
- UNFACED BATT INSULATION (R-20) UP TO 10'-0" MAX C/W 2"X6" FIRE STOP.
- FSK FOIL FACED FLAME SPREAD 25 BATT INSULATION (R-20) FROM 10'-0" TO U/S OF DECK C/W 2"X6" FIRE STOP.
- UNFACED BATT INSULATION (R-20) FROM U/S OF DECK TO 18" MIN. ABOVE DECK.
- 1 LAYER OF 12" GYPSUM BOARD SHEATHING ON CONTINUOUS 6 MIL. POLYETHYLENE VAPOR BARRIER TO (U/S OF DECK).
- PROVIDE 12" CEMENTITIOUS BACKER BOARD INSTEAD OF PLYWOOD SHEATHING TO 12" ABOVE FLOOR SLAB C/W ACOUSTICAL SEALANT AT BASE.

EX5 EXTERIOR WALL AT NICHIHA SIDING (VINTAGEBRICK):
- NICHIHA VINTANGE BRICK: COLOR: WHITEWASH (SITE PAINT); 17 3/4" HIGH X 71 1/8" LONG X 7/8" THICK. COMES WITH STARTER TRACK AND JOINT CLIP.
- STO GOLD COAT FLUID APPLIED MEMBRANE AIR BARRIER. ALL TRANSITIONS AT FOUNDATION, ROUGH STO RAPID GUARD PER MANUFACTURERS SPECS PRIOR TO APPLICATION OF FLUID APPLIED MEMBRANE AIR BARRIER.
- 1 LAYER 12" EXTERIOR GRADE PLYWOOD
- 2"X6" WOOD STUDS @16" O.C.
- UNFACED BATT INSULATION (R-20) UP TO 10'-0" MAX C/W 2"X6" FIRE STOP.
- FSK FOIL FACED FLAME SPREAD 25 BATT INSULATION (R-20) FROM 10'-0" TO U/S OF DECK C/W 2"X6" FIRE STOP.
- UNFACED BATT INSULATION (R-20) FROM U/S OF DECK TO 18" MIN. ABOVE DECK.
- 1 LAYER OF 12" GYPSUM BOARD SHEATHING ON CONTINUOUS 6 MIL. POLYETHYLENE VAPOR BARRIER TO (U/S OF DECK).
- PROVIDE 12" CEMENTITIOUS BACKER BOARD INSTEAD OF PLYWOOD SHEATHING TO 12" ABOVE FLOOR SLAB C/W ACOUSTICAL SEALANT AT BASE.

*NOTE:
- "a" DENOTES 2 X 4 METAL STUDS
- "b" DENOTES 2 X 6 METAL STUDS
- "c" DENOTES 2 X 8 METAL STUDS

W1* 1/2" DUROCK NEXT GEN CEMENT BOARD UP TO 2'-0" A.F.F. AND 12" GYPSUM BOARD FROM 2'-0" A.F.F. TO U/S OF CEILING (PUBLIC AREA SIDE)
- METAL STUDS @ 16" O.C.
- 1/2" PLYWOOD BACKING (BETWEEN STUDS @ LOCATION OF WALL MOUNTED EQUIPMENTS)
- 1/2" CEMENTITIOUS BACKER BOARD (SERVICE AREA SIDE)

W2* 1/2" DUROCK NEXT GEN CEMENT BOARD UP TO 2'-0" A.F.F. AND 12" MOLD RESISTANT GYPSUM BOARD FROM 2'-0" A.F.F. (SERVICE AREA SIDE)
- METAL STUDS @ 16" O.C.
- 1/2" PLYWOOD BACKING (BETWEEN STUDS @ LOCATION OF WALL MOUNTED EQUIPMENTS)
- 1/2" DUROCK NEXT GEN CEMENT BOARD UP TO 2'-0" A.F.F. AND 12" MOLD RESISTANT GYPSUM BOARD FROM 2'-0" A.F.F. TO 48" A.F.F.(KITCHEN SIDE)

W3* 1/2" DUROCK NEXT GEN CEMENT BOARD UP TO 2'-0" A.F.F. AND 12" GYPSUM BOARD FROM 2'-0" A.F.F. TO U/S OF CEILING (PUBLIC AREA SIDE)
- METAL STUDS @ 16" O.C.
- 1/2" PLYWOOD BACKING (BETWEEN STUDS @ LOCATION OF WALL MOUNTED EQUIPMENTS)
- 1/2" DUROCK NEXT GEN CEMENT BOARD UP TO 2'-0" A.F.F. AND 12" MOLD RESISTANT GYPSUM BOARD FROM 2'-0" A.F.F. (KITCHEN SIDE)

W4* 1/2" DUROCK NEXT GEN CEMENT BOARD UP TO 2'-0" A.F.F. AND 12" MOLD RESISTANT GYPSUM BOARD FROM 2'-0" A.F.F. (KITCHEN SIDE)
- 1/2" PLYWOOD BACKING (BETWEEN STUDS @ LOCATION OF WALL MOUNTED EQUIPMENTS)
- METAL STUDS @ 16" O.C.
- 1/2" PLYWOOD BACKING (BETWEEN STUDS @ LOCATION OF WALL MOUNTED EQUIPMENTS)
- 1/2" DUROCK NEXT GEN CEMENT BOARD UP TO 2'-0" A.F.F. AND 12" MOLD RESISTANT GYPSUM BOARD FROM 2'-0" A.F.F. (KITCHEN SIDE)

W5* 1/2" DUROCK NEXT GEN CEMENT BOARD (WASHROOM SIDE)
- 1/2" PLYWOOD BACKING (BETWEEN STUDS @ LOCATION OF WALL MOUNTED EQUIPMENTS)
- WOOD STUDS @ 24" O.C.
- 1/2" DUROCK NEXT GEN CEMENT BOARD UP TO 2'-0" A.F.F. AND 12" GYPSUM BOARD FROM 2'-0" A.F.F. TO U/S OF CEILING (PUBLIC AREA SIDE)

W6* 1/2" DUROCK NEXT GEN CEMENT BOARD (WASHROOM SIDE)
- 1/2" PLYWOOD BACKING (BETWEEN STUDS @ LOCATION OF WALL MOUNTED EQUIPMENTS)
- WOOD STUDS @ 24" O.C.
- 1/2" PLYWOOD BACKING (BETWEEN STUDS @ LOCATION OF WALL MOUNTED EQUIPMENTS)
- 1/2" DUROCK NEXT GEN CEMENT BOARD UP TO 2'-0" A.F.F. AND 12" MOLD RESISTANT GYPSUM BOARD FROM 2'-0" A.F.F. (KITCHEN SIDE)

W7* 1/2" DUROCK NEXT GEN CEMENT BOARD UP TO 2'-0" A.F.F. AND 12" GYPSUM BOARD FROM 2'-0" A.F.F. TO 29" A.F.F. (PUBLIC AREA SIDE)
- METAL STUDS @ 16" O.C.
- 1/2" PLYWOOD BACKING (BETWEEN STUDS @ LOCATION OF WALL MOUNTED EQUIPMENTS)
- 1/2" DUROCK NEXT GEN CEMENT BOARD UP TO 2'-0" A.F.F. AND 12" MOLD RESISTANT GYPSUM BOARD FROM 2'-0" A.F.F. (SERVICE AREA SIDE)

W8* 12" FIRE-RATED GYPSUM WALL BOARD EXTEND UP TO 6" ABOVE CEILING. (KITCHEN SIDE)
- 1/2" DUROCK NEXT GEN CEMENT BOARD UP TO U/S OF DECK.
- METAL STUDS @ 16" O.C. EXTEND UP TO U/S OF DECK.
- 1/2" DUROCK NEXT GEN CEMENT BOARD UP TO U/S OF DECK.
- 12" FIRE-RATED GYPSUM WALL BOARD EXTEND UP TO 6" ABOVE CEILING. (KITCHEN SIDE)

DOTTED LINE INDICATES LOCATION OF FIBREGLASS REINFORCED PANEL (FRP) LOCATION.

HIDDEN LINE INDICATES LOCATION OF BLOCKING IN BETWEEN THE STUDS FOR THE MILLWORK

NOTE:
1. PROVIDE FULL PLYWOOD BACKING INSTEAD OF DRYWALL IN BACK OF HOUSE WHERE PERMITTED BY CODE.
2. G.C TO ENSURE THE FOLLOWING SHOP DRAWINGS ARE SUBMITTED:
- BULKHEADS (FRONT COUNTER, MENU SCREEN & PUBLIC AREA SUSPENDED GB CEILING) (P. ENG. STAMPED)
- ROOF ACCESS LADDER/CAGE/ROOF HATCH (P. ENG. STAMPED)
- CURTAIN WALL (P. ENG. STAMPED)
- LIST OF HARDWARE / DOORS
- DRIVE THRU WINDOW
- ROOFING MATERIALS

REFER ALSO TO SPECIFICATION SECTIONS FOR SHOP DRAWINGS REQUIREMENTS.
3. PRIME CONSULTANT TO REQUEST THE FOLLOWING SHOP DRAWINGS TO THE RELATED VENDOR FOR REVIEW:
- REFRIGERATION BOXES
- MILLWORK
- GRAPHICS
4. REFER TO MECHANICAL, ELECTRICAL AND STRUCTURAL DRAWINGS FOR MECHANICAL, ELECTRICAL AND STRUCTURAL REQUIREMENTS.

GENERAL NOTES:

1. ALL INTERIOR NON-STRUCTURAL PARTITION SHALL BE 2 X 4 METAL STUDS @ 16" O.C. FROM SLAB TO 6" ABOVE FINISHED CEILING, UNLESS NOTED OTHERWISE. DIAGONALLY BRACE TOP OF WALL TO ROOF STRUCTURE AS REQUIRED TO SUPPORT ADDITIONAL LOADS.
2. REFER TO SITE PLAN FOR LOCATION & EXTENTS OF SIDEWALKS ETC.
3. ALL EXTERIOR WALLS SHALL BE FRAMED WITH 2 X6 STUDS @ 16" O.C. REFER TO STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR LAYOUT, DIMENSIONS, DETAILS, MATERIAL INFORMATION & SPECIFIC STRUCTURAL DESIGN REQUIREMENTS.
4. G.C TO PROVIDE SOLID WOOD BLOCKING BEHIND ALL WALL MOUNTED FIXTURES AND ACCESSORIES.
5. FOR ANOMALIES, REFER TO WALL SECTIONS REFERENCE KEYED ON PLANS.
6. LOCATION OF CEMENTITIOUS BACKER BOARD INDICATES LOCATION OF WALL TILE FINISH. VERIFY WITH INT. ELEVATIONS ON SHEET A9 & A9.1 FOR WALL TILE LOCATIONS.
7. GYPSUM BOARD, PLYWOOD & CEMENTITIOUS BACKER BOARD TO EXTEND TO 4" ABOVE T-BAR CEILING & TO U/S OF CEILING IN LOCATIONS WITH GYPSUM BOARD CEILING.
8. REFER TO MANUFACTURE SPECIFICATIONS FOR ALL INSTALLATION PROCEDURE.
9. G.C TO PERFORM AN AIR BARRIER TEST (LEAKAGE TEST) ON THE BUILDING ENVELOPE PRIOR TO THE COMPLETION OF CONSTRUCTION, IN ACCORDANCE WITH THE NYS ENERGY CODE.
10. G.C TO SEAL/CAULK ALL BUILDING PENETRATIONS PRIOR TO PERFORMING AN AIR BARRIER TEST.
11. PROVIDE FIRE CAULKING ALL PIPES, CONDUITS, WIRES AND FRAMING PENETRATIONS THROUGH FIRE RATED SEPARATIONS. FIRE CAULK TOP & BOTTOM OF FIRE RATED SEPARATIONS. HILTI USA FS-ONE MAX FIRESTOP INTUMESCENT SEALANT, HILTI USA 1-800-879-8000 FIRE CAULK TOP & BOTTOM OF FIRE RATED SEPARATIONS.
12. G.C TO PROVIDE & INSTALL 1/2" CEMENTITIOUS BACKER BOARD INSTEAD OF GYPSUM BOARD TO 2-0" ABOVE FLOOR SLAB (FOR ALL INTERIOR PARTITIONS).
13. REFER TO STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.

FLOOR PLAN NOTES

1. APPROXIMATE LOCATION OF FRONT COUNTER. CONSULT MILLWORK DRAWINGS FOR ACTUAL LOCATION. G.C TO ENSURE FLOOR TILE TRANSITION FALLS UNDERNEATH MILLWORK COUNTERS. G.C TO COORDINATE WITH MILLWORK COMPANY FOR ACTUAL LOCATION.
2. G.C TO PROVIDE AND INSTALL 2" X 2" (4FT LIGHT DUTY 20 GAUGE "#4 BRUSHED") S/S CORNER GUARDS FROM 4" A.F.F AND 1 1/2" X 1 1/2" PLASTIC CORNER GUARDS (FROM FRP SUPPLIER) FROM 4'-4" TO U/S OF CEILINGS AND BULKHEADS ON ALL OUTSIDE CORNERS.
3. G.C TO COORDINATE WITH UTILITY COMPANIES FOR PLACEMENT / LOCATION OF BOLLARDS . G.C TO PROVIDE 6" DIA. METAL BOLLARD FILL W/ CONCRETE AND PAINTED. REFER TO EXTERIOR ELEVATIONS.
4. PROVIDE PLYWOOD BACKING / BLOCKING IN WALL AS REQUIRED TO SUPPORT WALL MOUNTED ITEM (TYP.).
5. N/A.
6. N/A
7. NO TILE REQUIRED ON FLOOR AT FREEZER. FREEZER TO HAVE INSULATED FLOOR. G.C TO PROVIDE & INSTALL 2" RIGID INSULATION UNDER SLAB FOR ENTIRE AREA OF COOLER / FREEZER. G.C TO COORDINATE SIZE WITH WALK-IN MANUFACTURER.
8. PROVIDE 1/2" FIRE RATED PLYWOOD FROM FINISHED FLOOR TO 8'-0" BEHIND ELECTRICAL PANEL. PAINT PLYWOOD W/ 1 COAT OF PRIMER/X PEEL BONDING PRIMER & 2 FINISH COATS OF WHITE LATEX PAINT W/ CLASS A RATING (BY SHERWIN WILLIAMS).
9. ROOF ACCESS LADDER.
10. 8" DEEP x 6" HIGH CONCRETE HOUSE KEEPING PAD @ LOCATION OF ELECTRICAL PANELS. PROVIDE TILE FINISH ON HORIZONTAL & VERTICAL SURFACES.
11. N/A.
12. HOT WATER TANK C/W EXPANSION TANK (IF REQUIRED) MOUNTED ABOVE MOP SINK. REFER TO MECHANICAL DRAWINGS.
13. G.C TO PROVIDE AND INSTALL SURFACE MOUNTED MOP SINK. WALLS AROUND MOP SINK TO RECEIVE 1/2" CEMENTITIOUS BACKER BOARD FROM FLOOR TO 4'-0" A.F.F. REFER TO MECHANICAL DWGS.
14. G.C. TO SUPPLY AND INSTALL SOUND BATT INSULATION ON ALL PUBLIC WASHROOM WALLS.
15. GAS METER. REFER TO MECHANICAL DRAWINGS. COORDINATE LOCATION WITH CIVIL DRAWINGS AND LOCAL UTILITY COMPANY.
16. FURR OUT WALL W/ 1 LAYER 12" PLYWOOD SHEATHING ON 2"X6" WOOD STUDS @ 16" O.C. CARRY STUDS & PLYWOOD SHEATHING TO 6" ABOVE CEILING.
17. WALL TO BE COMPLETE W/ 1 LAYER 1/2" DUROCK NEXT GEN CEMENT BOARD ON 2"X6" METAL STUDS @ 16" O.C. CARRY STUDS & CEMENT BOARD TO 6" ABOVE CEILING.
18. PROVIDE PROPER NON-COMBUSTIBLE SUPPORT IN WALL AS REQUIRED TO SUPPORT EXHAUST HOOD.
19. METAL RAILING SUPPLIED AND INSTALLED BY G.C (ONLY IF REQUIRED) ARCHITECT TO COORDINATE WITH CIVIL ENGINEER ON THE SITE PLAN.
20. INSTALL FLOOR TILE AFTER INSTALLATION OF COOLER UNIT. G.C TO COORDINATE WITH COOLER/ FREEZER MANUFACTURER.
21. N/A.
22. PROVIDE & INSTALL SCHLUTER STRIP AT TILED CORNERS. REFER TO SPECIFICATIONS.
23. WATER FILTRATION SYSTEM BY EQUIPMENT SUPPLIER. REFER TO MEP DRAWINGS. WATER FILTRATION SYSTEM TO BE INSTALLED TIGHT AGAINST THE CORNER.
24. REFER TO SHEET A9.4 FOR WASHROOM ELEVATIONS.
25. DASHED LINE INDICATES LOCATION OF FIXED SEATING AND LOW WALL. REFER TO MILLWORK DRAWINGS.
26. PROVIDE BACKING/BLOCKING IN WALL AS REQUIRED TO SUPPORT WALL MOUNTED LED SCREENS.
27. DASHED LINE INDICATES LOCATION OF FROST SLAB (FOR COLDER CLIMATE REGIONS). REFER TO STRUCTURAL DRAWINGS FOR SIZE.
28. 1/2" CEMENT BOARD EXTEND 24" A.F.F AND 1/2" GYPSUM WALL BOARD ABOVE ON 3 5/8" METAL STUDS.
29. G.C TO PROVIDE LEVEL 5 DRYWALL FINISH (AT A LOCATION BEHIND WALL GRAPHIC) C/W 2 COATS OF PRIMER OR 1 COAT OF LATEX PAINT.
30. N/A.
31. WALL MOUNTED FIRE EXTINGUISHER TO BE SUPPLIED BY TIM HORTONS AND INSTALLED BY G.C. GC TO VERIFY LOCATION WITH FIRE MARSHALL.
32. SEMI- RECESSED FIRE EXTINGUISHER AND CABINET. REFER TO INTERIOR ELEVATION.
33. PROVIDE PLYWOOD BEHIND PORTAL OFFICE CABINET. REFER TO INTERIOR ELEVATION.
34. N/A.
35. N/A.
36. DRIVE THRU WINDOW SUPPLY AND INSTALL BY G.C.
37. PROVIDE MIN. 2" AIR SPACE BETWEEN COOLER / FREEZER AND FACE OF WALL.
38. N/A.
39. COOLER / FREEZER UNIT PROVIDED & INSTALLED BY MANUFACTURER. INTERIOR RAMP TO BE PROVIDED INSIDE FREEZER UNIT BY MANUFACTURER. G.C TO COORDINATE.
40. 6" METAL STUD @ 16" O.C. FURR-OUT WALL COMPLETE WITH 1/2" CEMENT BOARD EXTEND 24" A.F.F. AND 1/2" GWB EXTEND TO 6" ABOVE CEILING. PROVIDE PLYWOOD SHEATHING IN BETWEEN STUDS.
41. N/A.
42. 3 5/8" METAL STUD @ 16" O.C. FURR-OUT WALL COMPLETE WITH 1/2" CEMENT BOARD EXTEND 24" A.F.F. AND 1/2" GWB EXTEND TO 6" ABOVE CEILING. PROVIDE PLYWOOD SHEATHING IN BETWEEN STUDS.
43. N/A.
44. N/A.
45. G.C TO PROVIDE AND INSTALL S/S PANELS BEHIND AND BESIDE FRY STATION AS INDICATED. REFER TO DETAIL 4/A8 AND INTERIOR ELEVATIONS 6/A9 AND 8/A9.
46. G.C TO PROVIDE AND INSTALL (2'-0" WIDE X 4'-0" HIGH) @ 2'-9" A.F.F S/S PANELS BEHIND BAGEL TOASTER AS INDICATED. REFER TO DETAIL 5/A8 AND INTERIOR ELEVATION11/A9.
47. TELEPHONE PANEL BOARD. REFER TO ELECTRICAL DRAWINGS.
48. WATER METER. REFER TO PLUMBING DRAWINGS. EXACT LOCATION OF WATER METER TO BE COORDINATED WITH CIVIL PLANS.
49. WATER METER AND BACK FLOW PREVENTER. REFER TO PLUMBING DRAWINGS.
50. N/A.
51. FURR-OUT WALL WITH 1 LAYER OF 1/2" DUROCK NEXT GEN CEMENT BOARD UP TO 4'-0" FROM FINISHED FLOOR AND 1 LAYER OF 1/2" GYPSUM BOARD FROM 4'-0" TO U/S OF CEILING ON 2" X 4" WOOD STUDS @ 24" O.C. CARRY STUDS AND GYPSUM BOARD TO 4" ABOVE CEILING.
52. N/A.
53. HOSE BIB. REFER TO EXTERIOR ELEVATIONS AND MECHANICAL DRAWINGS.
54. G.C. TO PROVIDE FIRE ALARM ANNUNCIATOR PANEL ONLY IF REQUIRED BY AUTHORITY HAVING JURISDICTION. REFER TO ELECTRICAL DRAWINGS.
55. G.C TO PROVIDE AND INSTALL WOOD BLOCKING BEHIND THE MILLWORK COUNTER. REFER TO INTERIOR ELEVATION ON A9, A9.1 AND DETAIL 5/A8.
56. WALL COVERING ON ALL WALLS IN WASHROOM VESTIBULE. GC TO SUPPLY AND INSTALL THROUGH MAXXIT SYSTEMS. GC TO ENSURE TO PROVIDE LEVEL 5 DRYWALL FINISH. REFER TO INTERIOR ELEVATIONS ON SHEET A9.1 AND FINISH SCHEDULE ON SHEET A10.

RECEIVED
2023 NOV 15 P 2:30
BUILDING DEPT.
VILLAGE OF FREEPORT

POPEYE'S

360 ATLANTIC AVE
FREEPORT, NY
ZONE - BUSINESS "A"

Tax Map #:
Section: 62 Block: 36 Lot: 154

ENGINEER:
MICHAEL ANGELONE PE LLC
MICHAEL ANGELONE
4 POND PLACE
OYSTER BAY, N.Y. 11771
TEL.:516.922.2024 FAX: 516.453.6002

CONSULTANT:
RJM DRAFTING AND DESIGNS
7 OLD LANDERS CT
SMITHTOWN, NY 11787
ralph@rjmdesignsny.com
(516) 818-5368 FAX (866) 789-7930

Contractor must verify all measurements and conditions prior to beginning any work. Report all discrepancies to the Engineer in writing. Plans subject to approval by all governmental agencies having jurisdiction. The Engineer has not been retained for any field supervision or inspection. His responsibility is limited to the accuracy of the plan. The Engineer is further not responsible for any damage arising out of the contractor's failure to execute the work exactly as shown on the approved drawing(s).

STATE OF NEW YORK
MICHAEL ANGELONE
LICENSED PROFESSIONAL ENGINEER
083978

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No.	Date	Remark
4	09-06-23	Design Development
3	08-01-23	Design Development
2	07-21-23	Existing Conditions
1	07-13-23	Field Measure

REVISIONS

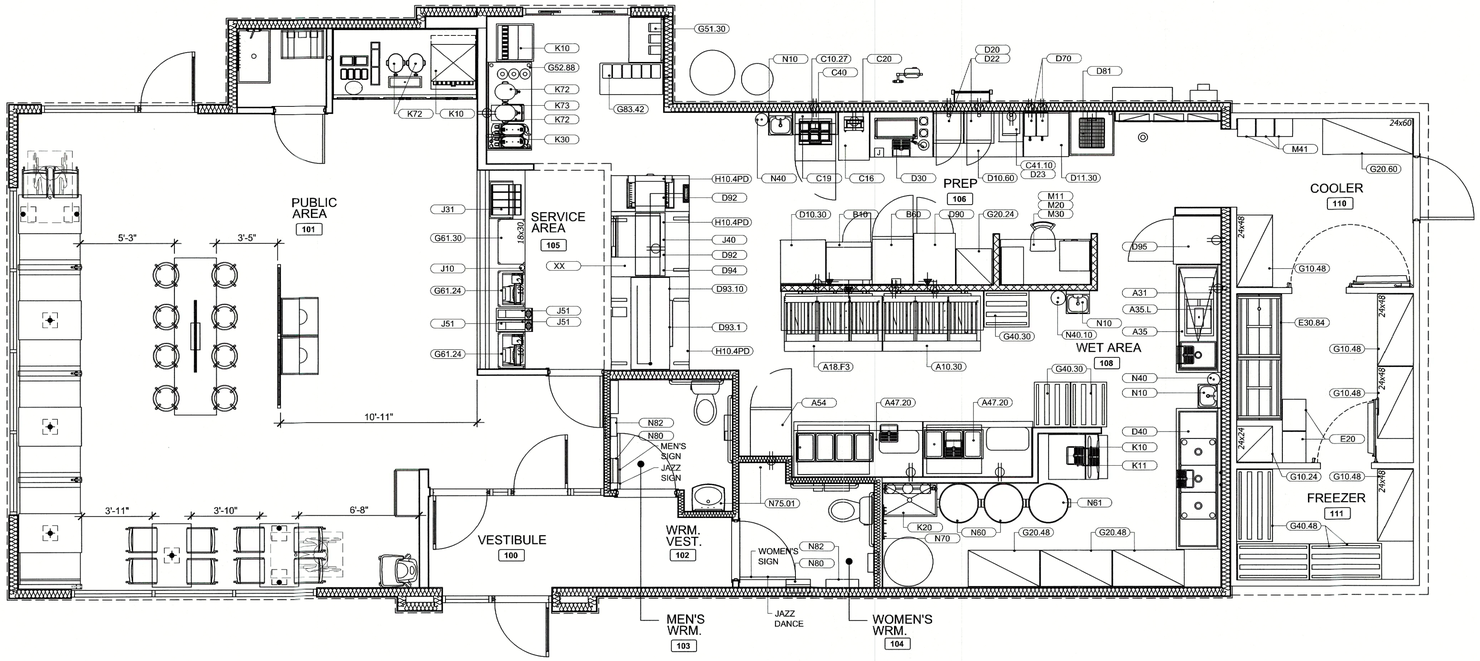
Title:

FIRST FLOOR PLAN

Drawn by: RM | Checked by: MAA
Date: 11/25/20 | Scale: As Noted
Job No.: 20002

Drawing No.

A-1.0



1 EQUIPMENT FLOOR PLAN
SCALE: 1/4"=1'-0"

NOTE

1. IT IS RESPONSIBILITY OF THE G.C. TO COORDINATE DELIVERY, UNCRATING, POSITIONING, FINAL HOOK UP AND REMOVAL OF TRASH OF ALL OWNER SUPPLIED KITCHEN EQUIPMENT.
2. ALL KITCHEN EQUIPMENT TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
3. DECOR ITEMS SUPPLIED BY OWNER AND INSTALLED BY GENERAL CONTRACTOR.
4. FOR DINING ROOM FURNITURE, SEE DECOR PACKAGE, CONTACT DECOR VENDOR FOR DETAILS.
5. ARCHITECT OF RECORD TO ENSURE AND COORDINATE THAT ALL INTERIOR AND EXTERIOR COMPLIES WITH ADA REQUIREMENTS AS WELL AS LOCAL JURISDICTIONS.

NOTE

1. IT IS RESPONSIBILITY OF THE G.C. TO COORDINATE DELIVERY, UNCRATING, POSITIONING, FINAL HOOK UP AND REMOVAL OF TRASH OF ALL OWNER SUPPLIED KITCHEN EQUIPMENT.
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4. FOR DINING ROOM FURNITURE, SEE DECOR PACKAGE, CONTACT DECOR VENDOR FOR DETAILS.
5. ARCHITECT OF RECORD TO ENSURE AND COORDINATE THAT ALL INTERIOR AND EXTERIOR COMPLIES WITH ADA REQUIREMENTS AS WELL AS LOCAL JURISDICTIONS.

EQUIPMENT SCHEDULE

ITEM#	QTY	DESCRIPTION	MANUFACTURER	MODELNO.
A10.30	1	3 VAT NAT GAS FRYER 120LB 20IN	FRYMASTER	FRY-3FQG120T-P
A18.F3	1	3 VAT NAT. GAS FRYER WITH OQS	FRYMASTER	3FQG120ROQS
A31	1	MARINATOR - (REDUCED HEIGHT) 120V	ARYKING	M101-120
A35	1	SS SIDE SPLASH SHINK DIVIDER	H&K	POP163
A35.L	1	1 COMPARTMENT SINK 72" LEFT HAND DRAIN BOARD	H&K	POP164-3
A47.20	1	86" 4 PAN BATTER STATION LH	AYRKING	AYR-BBSUL8635LH-P
A47.20	1	73IN 3 PAN BATTER STATION LH	AYRKING	AYR-BBSUL7335LH
A54	1	FREEZER SINGLE SECTION LH	DELFIELD	DEL-GBF1P-S-IJ-P
B10	1	DOUBLE CONVECTION OVENS, ELEC.	DUKE	DUK-59-E4-P
B60	1	REACH IN REFRIGERATOR LH	DELFIELD	GBR1P-S-IJ-P
C10.27	1	SANDWICH UNIT REFRIGERATOR	DELFIELD	4427-6-R
C16	1	SANDWICH PREP. STATION MODULE B	H&K	POP233
C19	1	WALL MOUNTED SHELF, HOLDING UNIT, WRAP	H&K	POP075-2
C20.00	1	VCT-2 TOASTER WITHOUT BELT WRAPS	ANTUNES	9210955
C40	1	PHU - 2X3	PRINCE CASTLE	PPCC-EHBP23-P
C41.10	1	PHU - 4X1	PRINCE CASTLE	PCC-PHB41F1-PLK01
D10.30	1	WORK TABLE 30", W/UNDERSHELF W/ BACK SPLASH	H&K	POP066-3
D10.60	1	WORK TABLE 60", W/UNDERSHELF W/ BACK SPLASH	H&K	POP074-3
D11.30	1	WORK TABLE 30", WO/UNDERSHELF W/ BACK SPLASH	H&K	POP080-3
D20	2	MICROWAVE OVEN	AMANA	HDC182
D22	2	MICROWAVE SHELF	H&K	POP188
D23	1	VERTICAL PHU SHELF	H&K	POP382
D30	1	PACKING STATION W/CUP DISPENSER & DIPPER WELL 42"	H&K	POP064-4
D40	1	3 COMPARTMENT SINK 94"	H&K	POP178-3
D70	2	DISPENSER, HOT WATER W/WALL BRACKET	BUNN-O-MATIC	H5-X-EL
D81	1	RETHERMALIZER WATER TANK	H&K	POP144
D90	1	REACH IN HOLDING CABINET	WINSTON	HOV3-14UV
D92	1	BISCUIT WARMER PRODUCT	PRINCE CASTLE	PHB21N2-PLK18
D92	1	SIDE HOLDING BIN, PASS-THRU	PRINCE CASTLE	PHB21N2-PLK17
D93.1	1	30 3/4" NUMBER HOLDER	H&K	POP191
D93.10	1	COUNTERTOP HEATED CABINET 61"	PRINCE CASTLE	DHB2PT-60P
D94	1	PROTEIN PHB, PASS THRU	PRINCE CASTLE	PHB34R2-PLK22
D95	1	REACH-IN EVEN-THAW REFRIGERATOR	TRAULSEN	TRA-RE132E-ZPP01
E20	2	PAN RACK SGL WIDE 6"	CHOICE EQUIPMENT	PR20A1013AT
E30.84	1	CHICKEN CRATE VAT 84"	H&K	POP070-4
G10.24	1	E-SHELF 24X24 4 TIER 72"POST	CAMBRO	ESU242472V4
G10.48	3	E-SHELF 24X48 4 TIER 72"POST	CAMBRO	ESU244872V4

EQUIPMENT SCHEDULE

ITEM#	QTY	DESCRIPTION	MANUFACTURER	MODELNO.
G20.24	1	STORAGE 4 TIER WIRE SHELVING 24WX24L	INTERMETRO	2424BR
G20.48	4	STORAGE 4 TIER WIRE SHELVING 24WX48L	INTERMETRO	2448BR
G20.60	1	STORAGE 4 TIER WIRE SHELVING 24WX60L	INTERMETRO	2460BR
G40.30	3	DUNNAGE RACK 24X30	KELMAX	4H1930
G40.48	3	DUNNAGE RACK 24X48	KELMAX	4H2008
G51.30	1	DT TABLE 30"	INTERMETRO	INM-DT TABLE30
G52.88	1	DRIVE THRU TABLE W/O CUT DROP IN FOUNTAIN 59IN	H&K	POP141-3
G61.24	2	SHELVING, 2 TIER, UNDERCOUNTER W/ 34" POSTS, 18"X24"	INTERMETRO	1824BR
G61.30	1	SHELVING, 2 TIER, UNDERCOUNTER W/ 34" POSTS, 18"X30"	INTERMETRO	1830BR
G83.42	1	DRIVE THRU STAGING CART 21"X42"	INTERMETRO	POP2142DT-P
H10.4PD	1	PHU MODULE	H&K	POP276-2
H10.4PD	1	FRY HOLDING FOR MODULAR PRODUCTION COUNTER	H&K	POP275-3
H10.4PD	1	BIRD CAGE MODULE	H&K	POP277-2
J10	1	FRONT COUNTER SUPPORT LEG	BY OWNER	-
J31	1	CONDIMENT ORGANIZER	CAMBRO	12RS12110
J40	1	COMPACT REFRIGERATOR	H&K	54029-1
J51	2	CUP DISPENSER MOUNTING BRACKET	H&K	POP090-2
J51	4	CUP DISPENSER	SAN JAMAR	SJ-C2410C
K10	1	ICE MACHINE REMOTE 837 LBS	MANITOWOC	MANIYT0900N-261
K10	1	ICE MACHINE AIR COOLED 550LB	MANITOWOC	MAN-IYT0500A-161-P
K10	1	REMOTE CONDENSER	MANITOWOC	MAN-JCT1200-261
K11	1	ICE BIN 430 LB CAPACITY	MANITOWOC	D570
K20	1	WATER FILTER	EVERPURE	9437-10
K30	1	ULTRA-NX FROZEN DRINK MACHINE	BUNN	BUN-58000.0015
K72	4	TEA DISPENSER, URN, SOLID LID	BUNN-0-MATIC	TDO-4 (34100.0000)
K73	1	COFFEE BREWER	BUNN	BUN-52200
M11	1	WORK TABLE W/ BACKSPLASH WO/UNDERSHELF 60IN	BY OWNER	-
M20	1	2 DRAWER FILING CABINET	HON	H512
M30	1	DUAL DOOR MAIL BOX DROP SAFE	FIREKING	MB3020
M41	3	POWDER COATER STEEL LOCKER	ISS	4K0070
N10	3	16 IN HAND SINK	KROWNE	HS-68
N40	2	10LB ABC FIRE EXTINGUISHER	TYCO	TYC-436500
N40.10	1	K-CLASS FIRE EXTINGUISHER	TYCO	TYC-434909
N60	2	55 GAL FLOUR BIN	WEBSTAURANTESTORE	CLA176IBM55BK
N61	1	55 GAL RICE BIN	WEBSTAURANTESTORE	CLA176IBM55BK
N70	1	MOP AND BROOM HANGER	ADVANCE TABCO	ADV-K242

POPEYE'S

RECEIVED
2025 MAR 15 P 2:36
CLERK'S OFFICE
VILLAGE OF FREEPORT

360 ATLANTIC AVE
FREEPORT, NY
ZONE - BUSINESS "A"

Tax Map #:
Section: 62 Block: 36 Lot: 154

ENGINEER:
MICHAEL ANGELONE PE LLC
MICHAEL ANGELONE
4 POND PLACE
OYSTER BAY, N.Y. 11771
TEL.:516.922.2024 FAX: 516.453.6002

CONSULTANT:
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(516) 818-5368 FAX (866) 789-7930

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STATE OF NEW YORK
MICHAEL ANGELONE
087975
LICENSED PROFESSIONAL ENGINEER

SEAL:

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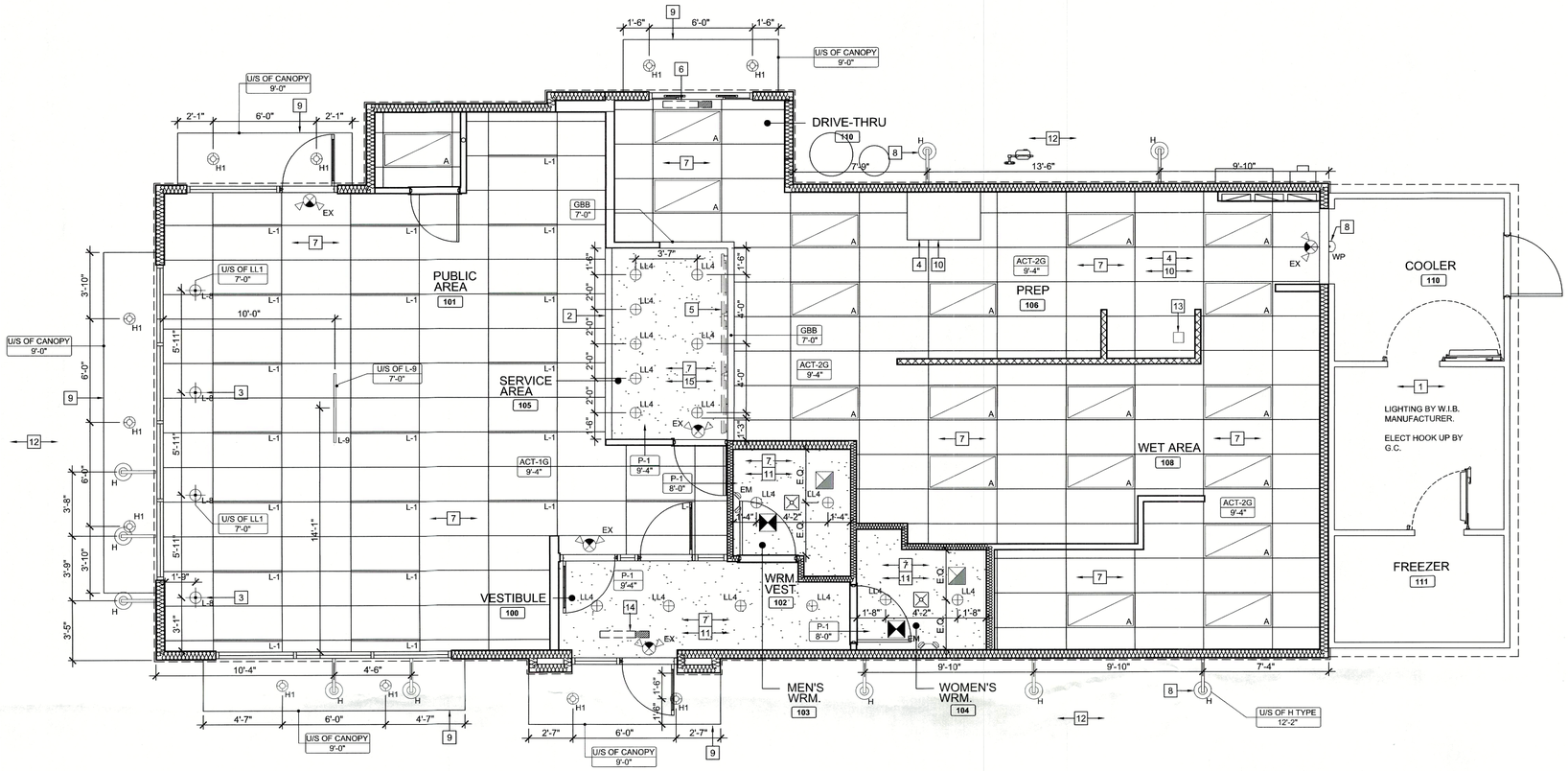
No.	Date	Remark
4	09-06-23	Design Development
3	08-01-23	Design Development
2	07-21-23	Existing Conditions
1	07-13-23	Field Measure

REVISIONS

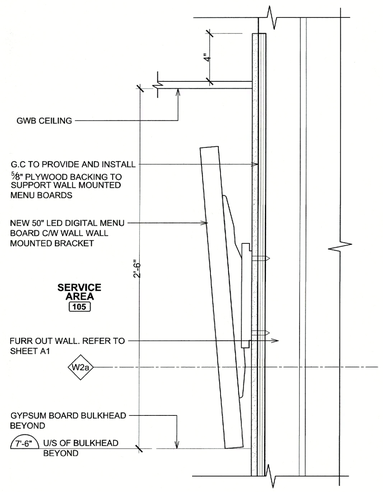
Title:
FIRST FLOOR EQUIPMENT PLAN

Drawn by: RM Checked by: MAA
Date: 11/25/20 Scale: As Noted
Job No.: 20002

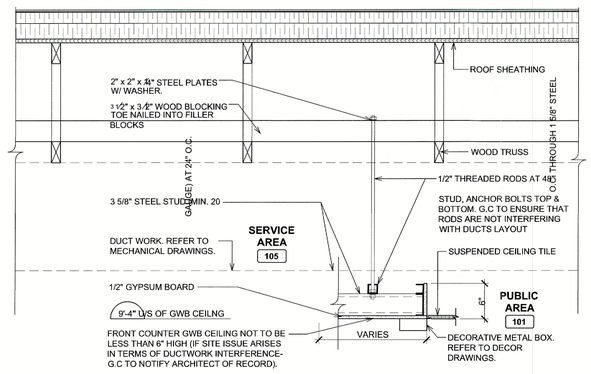
Drawing No.
A-2.0



1 FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0"



2 MENU SCREEN DETAIL (WALL MOUNTED)
SCALE: 2"=1'-0"



3 FRONT COUNTER BULKHEAD DETAIL
SCALE: 1"=1'-0"

NOTE:

1. THE GENERAL CONTRACTOR IS TO ENSURE THE FOLLOWING ITEMS ARE BUILT IN ACCORDANCE WITH STRUCTURAL DRAWINGS AND TO MEET CODE REQUIREMENTS (INCLUDING SEISMIC AND LATERAL RESTRAINT) AS REQUIRED:
   - SUSPENDED SHELVING SUPPORTS
   - SEISMIC AND LATERAL RESTRAINT FOR DUCTWORK
   - SUSPENDED CEILING PANELS, GYPSUM BOARD / T-BAR CEILINGS IN RELATION TO SEISMIC AND LATER RESTRAINT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE THAT ALL SUB-TRADES HAVE RETAINED A QUALIFIED STRUCTURAL ENGINEER TO REVIEW THEIR APPROPRIATE WORK. STRUCTURAL ENGINEER(S) TO ISSUE LETTER (ON THEIR LETTERHEAD) STATING THAT ALL WORK MEETS THE REQUIREMENT OF BUILDING CODE FOR SEISMIC RESTRAINTS.

SECURITY CAMERA LEGEND (16.3)

CAP INDEX	SECURITY PACKAGE #	CAMERA #S
0<100	1	1-4
100<250	2	1-8
>250	3	1-12

NOTES:
- WITH PACKAGE #2 AND #3, 4 EXTRA CAMERAS ARE AVAILABLE TO BE LOCATED AT THE OWNERS DISCRETION
* IF A CAMERA IS INSTALLED IN STAFF AREA, OWNER IS TO INFORM STAFF. *

[ ] CAMERAS # NUMBER OF CAMERAS

SYMBOL LEGEND

- 1 / A1 — SECTION NUMBER / DRAWING NUMBER
- 1 — NOTE REFERENCE
- SACT 2800 — DENOTES CEILING HT & MATERIAL
  - GB GYPSUM BOARD
  - GBB GYPSUM BOARD BULKHEAD
  - LGB LAY-IN GYPSUM BOARD
- HVAC DUCTWORK WITH AIR GRILLE. REFER TO MECHANICAL DRAWINGS.
- RETURN AIR GRILLE. REFER TO MECHANICAL DRAWINGS.
- SUPPLY AIR GRILLE. REFER TO MECHANICAL DRAWINGS.
- EXHAUST FAN. REFER TO MECHANICAL DRAWINGS.
- (S) SPEAKERS ATTACHED TO U/S OD TRUSS. REFER TO ELECTRICAL DRAWINGS.
- S RADIO & AMPLIFIER. REFER TO ELECTRICAL DRAWINGS.
- AIR TRANSFER DUCT. REFER TO MECHANICAL DRAWINGS.
- CEILING MOUNTED HORN / STROBE INDICATING DEVICE. REFER TO ELECTRICAL DRAWINGS.
- CEILING MOUNTED STROBE ONLY DEVICE. REFER TO ELECTRICAL DRAWINGS.

ELECTRICAL SCHEDULE

- 2'-0" X 4'-0" RECESSED FIXTURE
- L-8 — PENDANT LIGHTING INSTALLED @ 7'-0" A.F.F. REFER TO ELECTRICAL DRAWINGS AND MASTER SCHEDULE
- LL4 — RECESSED DOWN LIGHT. REFER TO ELECTRICAL DRAWINGS AND MASTER SCHEDULE.
- L-9 — LINEAR SUSPENDED LIGHTING INSTALLED @ 7'-0" A.F.F. REFER TO ELECTRICAL DRAWINGS AND MASTER SCHEDULE.
- H1 — CANOPY DOWN LIGHT. REFER TO ELECTRICAL DRAWINGS AND MASTER SCHEDULE.
- D — RECESSED DOWN LIGHT IN CANOPIES. REFER TO ELECTRICAL DRAWINGS AND MASTER SCHEDULE.
- H — EXTERIOR LIGHTING. REFER TO ELECTRICAL DRAWINGS AND MASTER SCHEDULE.
- EMERGENCY LIGHTING. REFER TO ELECTRICAL DRAWINGS AND MASTER SCHEDULE.
- EMERGENCY LIGHTING. REFER TO ELECTRICAL DRAWINGS AND MASTER SCHEDULE.
- EMERGENCY LIGHTING. REFER TO ELECTRICAL DRAWINGS AND MASTER SCHEDULE.

REFER TO SPECIFICATIONS ON SHEET FOR CONTACT INFORMATION

CEILING PLAN NOTES

1. REFER TO WALK-IN FREEZER & COOLER MANUFACTURER FOR EVAPORATOR AND LIGHTING. FINAL CONNECTION BY G.C.
2. ORANGE PAINTED METAL BOX AROUND OPENING OF FRONT COUNTER. REFER TO POPEYES DECOR PACKAGE.
3. PENDANT LL1 AND L-2 LIGHT ON CEILING TO BE SUPPLY AND INSTALL BY G.C. JUNCTION BOX AND FINAL ELECTRICAL CONNECTION BY G.C. PENDANT LIGHTS TO BE MOUNTED AT 7'-0" A.F.F. REFER TO ELECTRICAL DRAWINGS FOR FIXTURE INFORMATION.
4. EXHAUST HOODS SUPPLY BY OWNER AND INSTALL BY G.C.REFER TO MECHANICAL DRAWINGS.
5. WALL MOUNTED LED SCREENS SUPPLIED BY POPEYES. AND INSTALLED BY G.C. REFER TO DETAIL 3/A3. G.C TO PROVIDE & INSTALL ADEQUATE BLOCKING/BACKING FOR SUPPORT.
6. PROPOSED LOCATION OF AIR CURTAIN IF REQUESTED BY RESTAURANT OWNER , REFER TO MECHANICAL/ELECTRICAL DRAWINGS. GC TO PROVIDE AND INSTALL ELECTRICAL POWER FOR FUTURE AIR CURTAIN. OPERATORS TO BE PROVIDED AT DRIVE-THRU WINDOW IF AIR CURTAIN IS INSTALLED. ALL ELECTRICAL OULETS PROVIDED TO BE CAPPED OFF. REFER TO ELECTRICAL DRAWINGS.
7. ALL DIFFUSERS & RETURN AIR GRILLES TO BE PAINTED TO MATCH CEILINGS (THROUGHOUT THE ENTIRE RESTAURANT).
8. REFER TO EXTERIOR ELEVATIONS FOR MOUNTING LOCATION OF WALL MOUNTED LIGHT FIXTURES (TYP.)
9. LINE OF CANOPY ABOVE. SUPPLY AND INSTALL BY G.C. REFER TO DETAILS AND STRUCTURAL DRAWINGS.
10. G.C. TO SUPPLY AND INSTALL 20 GA. STAINLESS STEEL PANEL ON CEILING TILE W/ HOLD DOWN CLIP AROUND EXHAUST HOOD. DO NOT FASTEN TO EXHAUST FOOD. ANY DAMAGED TO THE EQUIPMENT HOOD WILL BE AT THE COST OF G.C.
11. FRAMING @ 2'-0" O.C.
12. RAINWATER LEADER. REFER TO MECHANICAL DRAWINGS.
13. G.C. TO SUPPLY AND INSTALL EXHAUST FAN IN THE CABINET TO VENT ABOVE CEILING AT OFFICE DESK.
14. AIR CURTAIN AT FRONT ENTRANCE DOOR (UNIT / EQUIPMENT NOT SUPPLIED AND INSTALLED ONLY IF REQUESTED BY RESTAURANT OWNER ON HIS COST). GC TO PROVIDE AND INSTALL ELECTRICAL POWER FOR AIR CURTAIN AND ALL ELECTRICAL TO BE CAPPED OFF. REFER TO ELECTRICAL DRAWINGS.
15. FRONT COUNTER BULKHEAD. REFER TO DETAIL 4/A3. FRONT COUNTER BULKHEAD NOT TO BE LESS THAN 6" HIGH (IF SITE ISSUE ARISES IN TERMS OF DUCTWORK INTERFERENCE- GC TO NOTIFY ARCHITECT OF RECORD).
16. JLC T-BAR LED LINEAR LIGHTING FIXTURE INSTALL T-BAR GRID. REFER TO FINISH SCHEDULE.

POPEYE'S

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VILLAGE CLERK

360 ATLANTIC AVE
FREEPORT, NY
ZONE - BUSINESS "A"

Tax Map #:
Section: 62 Block: 36 Lot: 154

ENGINEER:
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3	08-01-23	Design Development
2	07-21-23	Existing Conditions
1	07-13-23	Field Measure

REVISIONS

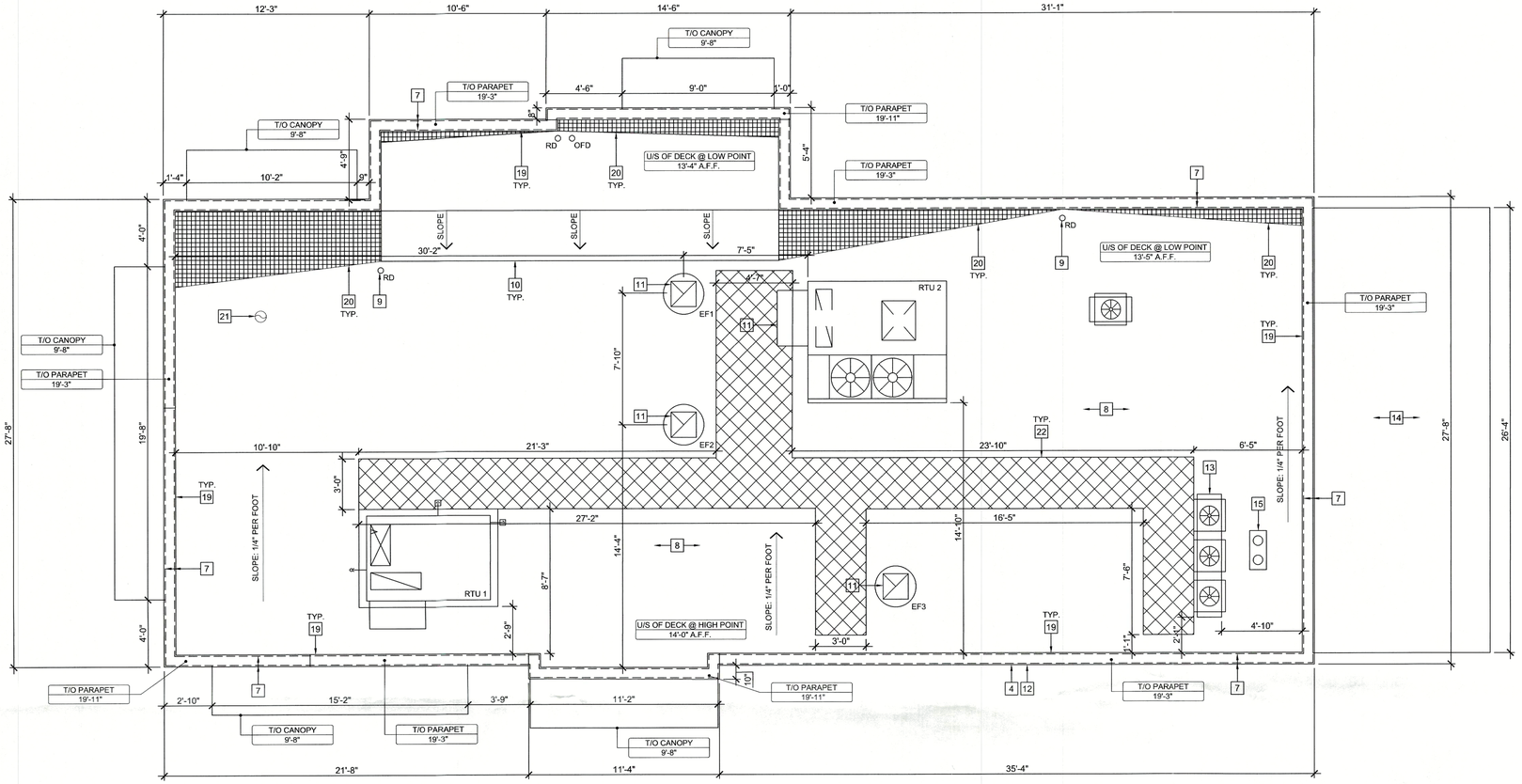
Title:

FIRST FLOOR REFLECTED CEILING PLAN

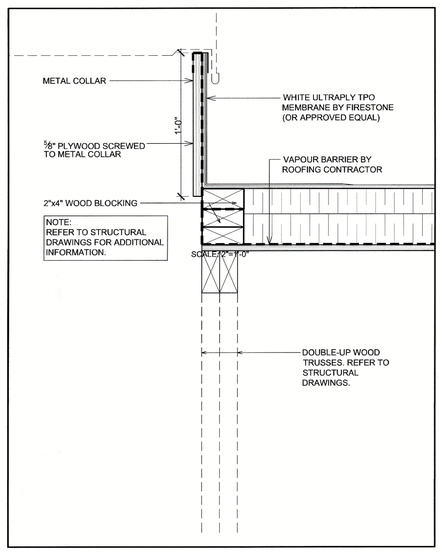
Drawn by: RM Checked by: MAA
Date: 11/25/20 Scale: As Noted
Job No.: 20002

Drawing No.

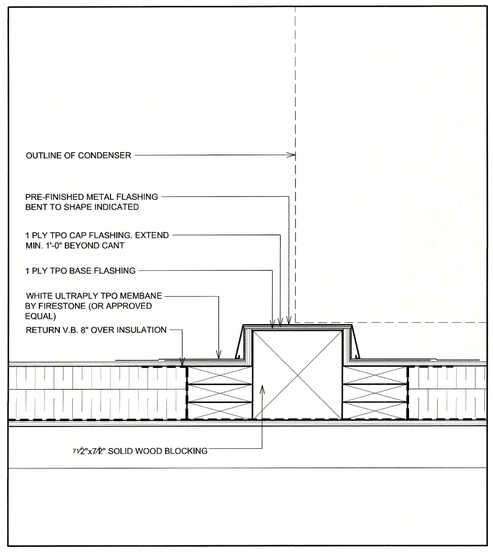
A-3.0



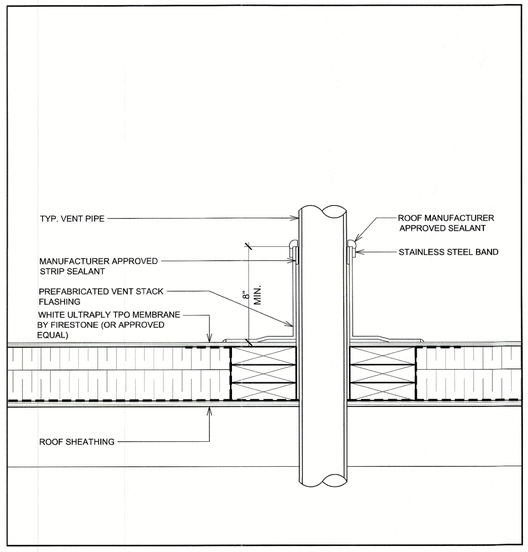
1 ROOF PLAN
SCALE: 1/4"=1'-0"



2 TYPICAL ROOF CURB DETAIL
SCALE: 2"=1'-0"



3 TYPICAL SLEEPER DETAIL
SCALE: 2"=1'-0"



4 VENT PENETRATION DETAIL
SCALE: 2"=1'-0"

NOTE:
ALL ROOFING TO BE IN STRICT ACCORDANCE WITH THE NATIONAL ROOFING CONTRACTORS ASSOCIATION ROOFING MANUAL

G.C IS RESPONSIBLE FOR SEALING ALL ROOF PENETRATIONS UPON COMPLETION OF THE PROJECT.

ROOF TYPE LEGEND

ROOF ASSEMBLY:
- MAS 60mil WHITE ULTRAPLY TPO MEMBRANE (OR APPROVED EQUAL)
- 2 LAYERS OF RIGID INSULATION (R-27.7 MIN.)
- 10mil VAPOUR RETARDER
- WOOD ROOF DECK
- WOOD TRUSS
(AS PER NRCA STANDARDS)

CALCULATED ROOF AREA

HORIZONTAL ROOF SURFACE (S.F)	2052
VERTICAL SURFACE 50% AREA (S.F)	481
TOTAL PROJECTED ROOF AREA (S.F)	2533

DRAINAGE CALCULATIONS:

(SIZE OF VERTICAL CONDUCTORS AND LEADERS)

100 YEAR, 1 HOUR RAIN FALL (IN.) (PER FIGURE 1106.1, OHIO PLUMBING CODE)	3"
VERTICAL LEADER SIZE (RECTANGULAR)	3-1/2" X 4"
SPECIFIED LEADER CAPACITY (SINGLE) (PER TABLE 1106.2(2), OHIO PLUMBING CODE	5300 S.F
VERTICAL LEADER (X2) CAPACITY PROVIDED	1" X 10.7"
REQUIRED OVERFLOW SCUPPER SIZE (SINGLE)	10,600 S.F.

ROOF PLAN NOTES

1. ROOF ACCESS HATCH TO MATCH PRE-FINISHED METAL CAP FLASHING. REFER TO DETAIL 1/A6.3.
2. N/A.
3. N/A.
4. LINE OF PARAPET. REFER TO DETAIL ON SHEET A7.2.
5. LINE OF HIGH PARAPET. REFER TO DETAIL ON SHEET A7.2.
6. PRE-FINISHED COLLECTOR BOX & DOWNSPOUT. REFER TO DETAIL 2/A4.1.
7. LINE OF WALL BELOW.
8. WHITE ULTRAPLY TPO MEMBRANE BY FIRESTONE (OR APPROVED EQUAL). REFER TO ROOF TYPE SCHEDULE & SPECIFICATIONS.
9. ROOF DRAIN. REFER MECHANICAL DRAWINGS.
10. WHITE ULTRAPLY TPO MEMBRANE BY FIRESTONE (OR APPROVED EQUAL) OVER DIAGONAL BRACING C/W RIGID INSULATION. REFER TO STRUCTURAL DRAWINGS.
11. H.V.A.C UNITS AND EXHAUST FANS AS PER MECHANICAL DRAWINGS. PROVIDE CURB WHERE REQUIRED. REFER TO DETAIL 2/A4.
12. PRE-FINISHED METAL CAP FLASHING. REFER TO EXTERIOR FINISH SCHEDULE ON SHEET A5 FOR COLOUR AND TYPE.
13. PROVIDE SLEEPERS FOR WALK-IN COOLER/FREEZER CONDENSER. SLEEPERS TO SPAN ACROSS JOISTS BELOW. REFER TO DETAIL 3/A4 & STRUCTURAL DRAWINGS.
14. EXTERIOR WALK-IN COOLER/FREEZER ROOF.
15. G.C TO PROVIDE AND INSTALL DOUBLE PIPE PORTAL (PART NO. 36002) C/W C-126 & C-212 CAP FOR PCL LINES FOR WALK-INS. ROOF OPENING (2'-31 2" x1'-0") AND ROOF CURBS TO BE PROVIDED AND FURNISHED BY G.C. REFER TO DETAIL 4/A4 & 1/A4.1.
16. PROVIDE & INSTALL 3M NON-SLIP TAPE ON FLASHING AT LADDER LOCATION.
17. VINTAGEBRICK FINISH TO WRAP ON SIDE OF HIGH PARAPET WALLS. REFER TO EXTERIOR ELEVATIONS.
18. CANOPY BELOW. REFER TO EXTERIOR ELEVATIONS.
19. EXTEND ROOF MEMBRANE UP PARAPET WALL AND OVER TOP OF FRAMING (TYP.) SECURE PREFABRICATED ROOF EDGE CLEATS THROUGH MEMBRANE AS SPECIFIED BY MANUFACTURER. REFER TO WALL SECTIONS AND DETAILS.
20. CROSS HATCH INDICATES TAPERED INSULATION OVER SPECIFIED RIGID THERMAL INSULATION (TYP.) FIELD VERIFY ROOF DRAIN LOCATIONS PRIOR TO INSTALLATION & INSTALL PER ROOF MANUFACTURER SPECIFICATIONS. G.C TO COORDINATE ACTUAL EXTENTS OF TAPERED INSULATION MATERIALS WITH ROOF INSTALLER & VERIFY INSTALLED COUNTER SLOPE OF 1/2" PER FOOT (MIN., AS MEASURED FROM LEVEL PLANE) TO DIRECT STORM WATER TOWARD ROOF DRAINS AS INDICATED ON PLAN.
21. VENTS. REFER TO MECHANICAL DRAWINGS & DETAIL 4/A4.
22. TPO WALK WAY PADS OR X-TREADS. REFER TO SPECIFICATIONS. CUT TPO WALK WAY PAD ROLLS TO MAXIMUM OF 9'-10". LEAVE A GAP OF 1" BETWEEN PIECES TO ALLOW FOR WATER DRAINAGE.
23. THRU-WALL SCUPPER W/ METAL FLANGE BY ROOFING MANUFACTURER. HOLD TOP OF COLLECTOR BOX 1" BELOW ROOF DECK TO ALLOW FOR SECONDARY OVERFLOW DRAINAGE. SECONDARY ROOF DRAIN SYSTEMS SHALL HAVE THE END POINT OF DISCHARGE SEPARATE FROM THE PRIMARY SYSTEM. DISCHARGE SHALL BE ABOVE GRADE.VERIFY OPENING REQUIREMENTS WITH LOCAL CONDITIONS.

POPEYE'S

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VILLAGE OF FREEPORT
CLERK'S OFFICE

360 ATLANTIC AVE.
FREEPORT, NY
ZONE - BUSINESS "A"

Tax Map #:
Section: 62 Block: 36 Lot: 154

ENGINEER:
MICHAEL ANGELONE PE LLC
MICHAEL ANGELONE
4 POND PLACE
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TEL.:516.922.2024 FAX: 516.453.6002

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MICHAEL ANGELONE
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LICENSED PROFESSIONAL ENGINEER

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3	08-01-23	Design Development
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1	07-13-23	Field Measure

REVISIONS

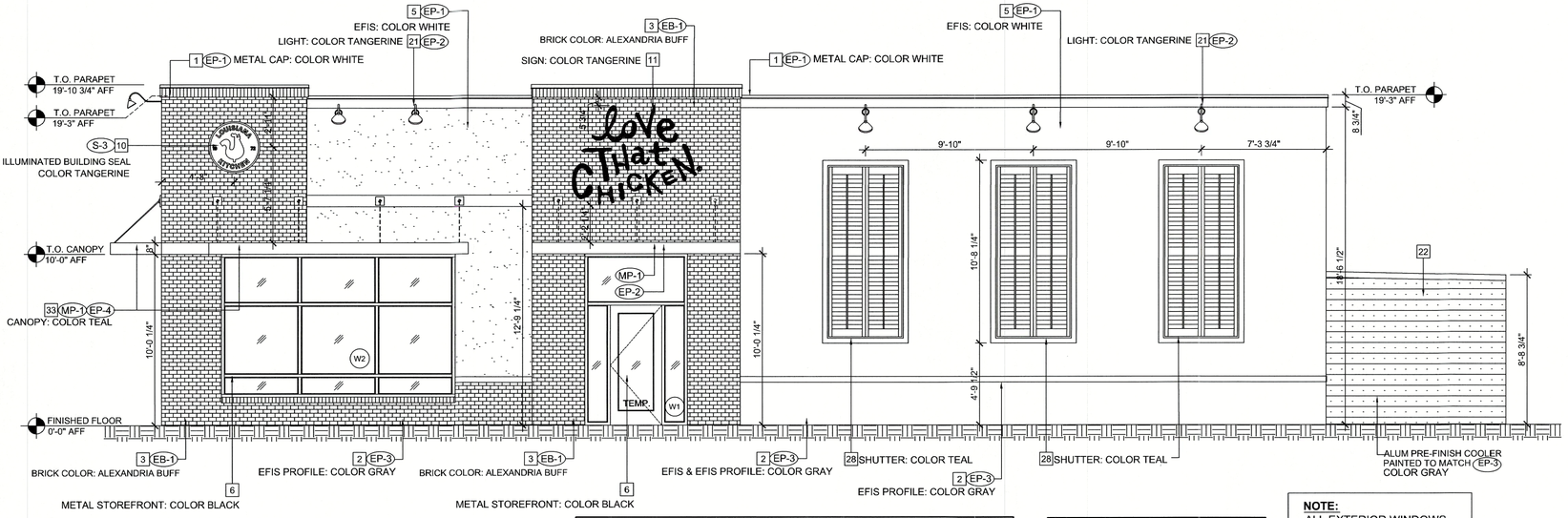
Title:

ROOF PLAN AND DETAILS

Drawn by: RM | Checked by: MAA
Date: 11/25/20 | Scale: As Noted
Job No.: 20002

Drawing No.

A-4.0



2 RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

GENERAL NOTES

1. SEALANT / CAULKING AROUND DOOR / WINDOW FRAMES. COLOUR: TO MATCH WINDOW / DOOR FRAMES.
2. THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DRAWINGS AND SPECIFICATIONS.

SYMBOL LEGEND

1	NOTE REFERENCE REFER TO ELEVATION NOTES
FN#	FINISH TYPE

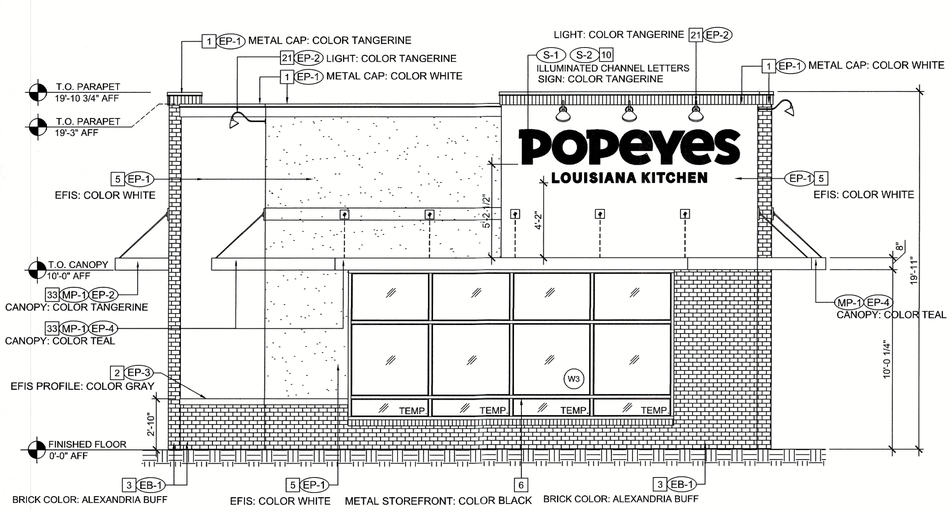
NOTE:
ALL EXTERIOR WINDOWS AND DOORS ARE EXISTING TO REMAIN

EXTERIOR FINISH SCHEDULE

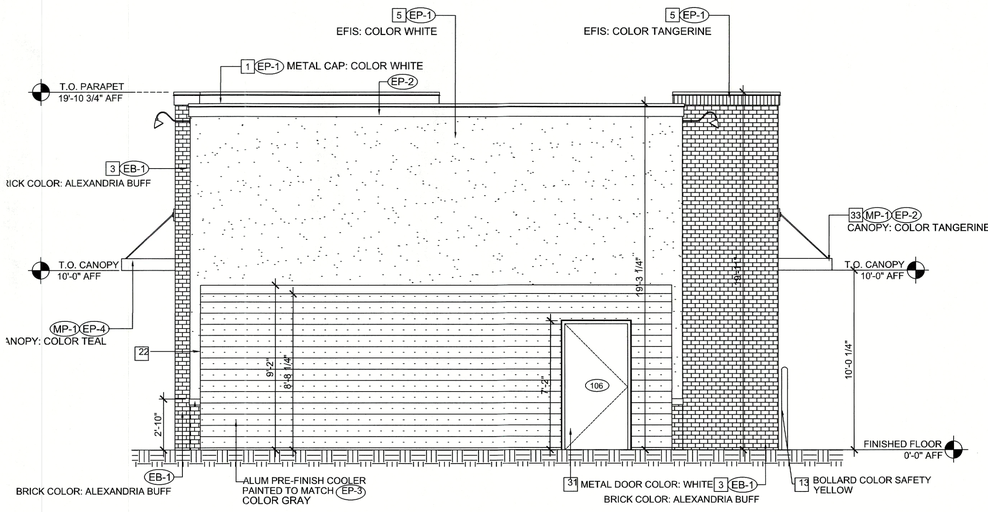
CODE	MATERIAL	DESCRIPTION
EP-1	EXTERIOR PAINT	"WHITE" OC-125 Moonlight White
EP-2	EXTERIOR PAINT	"TANGERINE" PMS 3564C TANGERINE 3M3630-84 TANGERINE
EP-3	EXTERIOR PAINT	"GRAY" HC-170 Stonington Gray
EP-4	EXTERIOR PAINT	"TEAL" PANTONE 326 C - TEAL
EP-5	EXTERIOR PAINT	FACTORY FINISH BLACK MTL
EF-1	WOODEN SIDING PANEL	CEDAR -Vintage Wood
EB-1	BRICK	ALEXANDRIA BUFF

EXTERIOR ELEVATION NOTES

1. PRE-FINISHED METAL CAP FLASHING C/W DRIP.
2. G.C TO PROVIDE AND INSTALL DOUBLE LAYER OF REINFORCING MESH TO MIN. 2'-2" ABOVE GRADE AT ALL EIFS LOCATIONS (TYP.) IN ORDER TO ATTAIN ABUSE RESISTANCE STUCCO SYSTEM.
3. NICHIHA VINTAGEBRICK, COLOR: ALEXANDRIA BUFF. REFER TO POPEYES MASTER SCHEDULE.
4. NICHIHA VINTAGEBRICK, COLOR: WHITE WASH. REFER TO POPEYES MASTER SCHEDULE.
5. EIFS. REFER TO POPEYES MASTER SCHEDULE.
6. PRE-FINISHED 'BLACK ANODIZED' ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLAZING.
7. EXPOSED FOUNDATION TO BE PARGED AND FREE OF IMPERFECTIONS.
8. GAS UTILITY METER.
9. REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION WALL AND FOOTING DETAILS.
10. INTERNALLY ILLUMINATED BUILDING SIGNAGE PROVIDED AND INSTALLED BY SIGN COMPANY. G.C TO PROVIDE AND INSTALL ¾" EXTERIOR GRADE PRESSURE TREATED PLYWOOD BACKING AND ALL FINAL ELECTRICAL CONNECTION. SIGN MANUFACTURER SHALL OBTAIN STRUCTURALLY SEALED DRAWINGS AND SIGNAGE PERMITS FROM THE CITY BASED ON LOCAL REQUIREMENTS. G.C SHALL VERIFY ACTUAL LOCATION & SIZE OF SIGNS WITH SIGN MANUFACTURER'S APPROVED DRAWINGS AND COORDINATE LOCATIONS OF BLOCKING AND UTILITIES. G.C TO COORDINATE WITH SIGN INSTALLER TO USE VHM DRILL BIT WHILE DRILLING FOR ELECTRICAL FEED LINES AND SIGNAGE FASTENERS. ALL ELEMENTS PROVIDED BY SIGNAGE FABRICATOR TO BE REVIEWED AND APPROVED BY POPEYES PRIOR TO PRODUCTION
11. NON-ILLUMINATED BUILDING SIGNAGE PROVIDED AND INSTALLED BY SIGN COMPANY. G.C TO PROVIDE AND INSTALL ¾" EXTERIOR GRADE PRESSURE TREATED PLYWOOD BACKING.. SIGN MANUFACTURER SHALL OBTAIN STRUCTURALLY SEALED DRAWINGS AND SIGNAGE PERMITS FROM THE CITY BASED ON LOCAL REQUIREMENTS. G.C SHALL VERIFY ACTUAL LOCATION & SIZE OF SIGNS WITH SIGN MANUFACTURER'S APPROVED DRAWINGS AND COORDINATE LOCATIONS OF BLOCKING AND UTILITIES. G.C TO COORDINATE WITH SIGN INSTALLER TO USE VHM DRILL BIT WHILE DRILLING FOR ELECTRICAL FEED LINES AND SIGNAGE FASTENERS. ALL ELEMENTS PROVIDED BY SIGNAGE FABRICATOR TO BE REVIEWED AND APPROVED BY POPEYES PRIOR TO PRODUCTION
12. NICHIHA VINTAGE WOOD, COLOR: CEDAR. REFER TO POPEYES MASTER SCHEDULE.
13. PROVIDE & INSTALL 6" DIAMETER STEEL PIPE BOLLARD TOP AT 4'-6" A.F.F. G.C. TO PAINT "SAFETY YELLOW". REFER TO POPEYES MASTER SCHEDULE.
14. DRIVE-THRU WINDOW. REFER TO DRIVE-THRU WINDOW SCHEDULE ON SHEET A11.
15. N/A.
16. PRE-FINISHED GALVANIZED STEEL DOWNSPOUT & COLLECTOR BOX. G.C. TO COORDINATE WITH CIVIL ENGINEERS TO CONFIRM IF DOWNSPOUTS ARE SPLASHING ON CONCRETE PAD OR TIED TO THE STORM SEWER LINE. REFER TO MECHANICAL DRAWINGS.
17. N/A.
18. DASHED LINE INDICATES T/O OF ROOF BEHIND PARAPET.
19. C/T CABINET AND METER.
20. LINE OF PARAPET WALLS BEYOND.
21. GENERAL PURPOSE EXTERIOR LIGHTING FIXTURES.
22. WALK-IN COOLER/FREEZER FINISH TO BE COMPLETED BY MANUFACTURER.
23. METAL RAILING SUPPLIED AND INSTALLED BY G.C (ONLY IF REQUIRED). ARCHITECT TO COORDINATE WITH CIVIL ENGINEER ON THE SITE PLAN. PAINT FINISH 'BLACK'.
24. PRE-FINISHED GALVANIZED STEEL DOWNSPOUT & COLLECTOR BOX. G.C. TO COORDINATE CIVIL ENGINEERS TO CONFIRM IF DOWNSPOUTS ARE SPLASHING ON CONCRETE PAD OR TIED TO THE STORM SEWER LINE. REFER TO MECHANICAL DRAWINGS.
25. ALL BASE FLASHING TO MATCH ADJACENT MATERIAL COLORS.
26. HOSE BIB. G.C. TO PAINT. COLOUR TO MATCH ADJACENT STUCCO COORDINATE EXACT LOCATION WITH G.C. REFER TO MECHANICAL DRAWINGS.
27. ½" X ½" REVEAL LINE IN STUCCO FINISH. REFER TO DETAIL 3/A5.
28. DECORATIVE PANELS SUPPLY AND INSTALL BY SIGN COMPANY.
29. G.C TO PROVIDE CONCRETE CURB ALONG DRIVE-THRU LANE. CURB TO PROJECT 8" FROM FACE OF PANELS AND LENGTH OF CURB IS EXTENT OF FEATURE WALL.
30. MURAL GRAPHIC SUPPLY AND INSTALL BY SIGN COMPANY.
31. REAR EXIT DOOR TO BE PAINT WHITE.
32. WALL SCONCE SUPPLY AND INSTALL BY SIGN COMPANY.
33. PRE-FABRICATED CANOPIES W/ PRE-WIRED RECESSED LIGHTS ABOVE DRIVE-THRU SUPPLY BY SIGN COMPANY AND INSTALL BY G.C. ALL CANOPIES IN WALL SUPPORT BY G.C. REFER TO STRUCTURAL DRAWINGS.
34. VERTICAL SIMULATED WOOD SLATS. REFER TO POPEYES MASTER SCHEDULE.
35. WALL SCONCE LIGHTING. REFER TO ELECTRICAL SCHEDULE.
36. CONCRETE SIDEWALK (BY G.C). REFER TO SITE PLAN.
37. HORIZONTAL WOOD GRAIN ENTRANCE CANOPY W/ TEAL VERTICAL & HORIZONTAL SUPPORTS SUPPLY BY SIGN COMPANY AND INSTALL BY G.C. PRE-WIRED LED LIGHT GLOBE FIXTURE.



1 FRONT ELEVATION
SCALE: 1/4"=1'-0"



3 REAR ELEVATION
SCALE: 1/4"=1'-0"

POPEYE'S

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VILLAGE OF FREEPORT
BUILDING DEPARTMENT

360 ATLANTIC AVE
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ZONE - BUSINESS "A"

Tax Map #:
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1	07-13-23	Field Measure

REVISIONS

Title:
EXTERIOR ELEVATIONS

Drawn by: RM | Checked by: MAA
Date: 11/25/20 | Scale: As Noted
Job No.: 20002

Drawing No.

A-5.0

Popeyes Logo

The Popeyes logo is a registered design with **typography, materials, and configuration regulated by Popeyes Brand Identity Guidelines.** Deviations from the registered design are not allowed under any circumstances.

Color Specification

Logo sign must use approved 3M films, applied on the inside face of a polycarbonate sheet. Back spraying of faces is not allowed. Interior to be painted white.

- PMS 3564C TANGERINE
  3M 3630-84 TANGERINE
- #2447 WHITE ACRYLIC

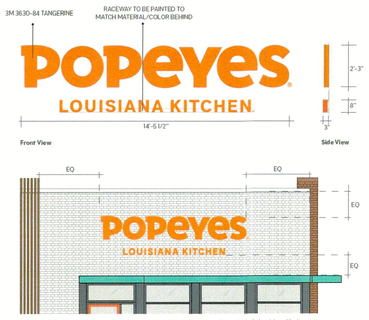
General Specifications

Face: White Acrylic w/ 1st Surface 3M Vinyl & 1" Jewelite Trim Cap
Returns: Alum. Coil Painted Tangerine
Backs: 3mm White ACM
Wireway: Painted to Match Bldg. Fascia
Illum: White LEDs as Required per Manufacturer, Remote Power supplies
Electrical: Actual Number of Circuits to be Determined by Licensed Electrical

General Dimensions

Size	Height	Length	Width
Small	2'-0"	12'-10 3/8"	3"
Standard	**2'-3"**	**14'-5 1/2"**	**3"**

*Details shown are for the **Standard Size Logo. Only size down if standard does not fit**



Note: Popeyes must be always centered equally on main façade. It must always include Louisiana Kitchen tag line. Tag line can only be ommitted if popeyes is less than 2ft high

Popeyes Brand Seal

The Popeyes Brand Seal is available in two options: orange text/icon on white face and white text/icon in orange face. No other configurations are approved. **The white Brand Seal can only be used on a white background.** If the background is any other color please proceed with the orange Brand Seal.

Face

Internally illuminated polycarbonate w/ 3M film applied on the reverse face.

Color Specification

Brand Seal must use approved 3M films, applied on the inside face of a polycarbonate sheet. Back spraying of faces is not allowed. Interior to be painted white.

- PMS 3564C TANGERINE
  3M 3630-84 TANGERINE
- #2447 WHITE ACRYLIC

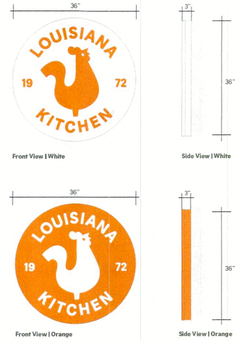
General Specifications

Cabinet: SF Seal Cabinets Mounted to Steel Supports
Illumn: White LEDs as Required per Manufacturer
Electrical: Actual Number of Circuits to be Determined by Licensed Electrical Contractor

General Dimensions

Size	Height	Length	Width
Small	30"	30"	3"
Standard	**36"**	**36"**	**3"**
Large	48"	48"	3"
Extra Large	60"	60"	3"

*Details shown are for the **Standard Size Logo. Only size down if standard does not fit**



Teal Cantilevered Canopies

These canopies are to be used above dining room entrances to protect customers against multiple weather elements. If snow loads are a concern, a slatted design can be implemented. Rod canopies are not approved for the 21 series prototype. Teal canopies are not allowed above drive-thru windows.

Color Specification

All paint finishes to be Satin unless otherwise specified

- PANTONE 326 C - TEAL

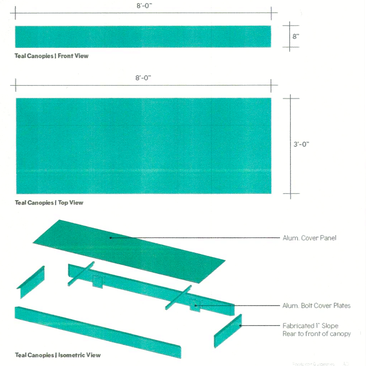
General Specifications

Face: Brake Formed .063" Alum. Painted Teal
Back: Brake Formed .063" Alum. Painted Teal
Install: Attach to Wall w/ Approved Fasteners per Hardware Chart

General Dimensions

Size	Height	Length	Width
Small	8"	6'-0"	3'-0"
Standard	**8"**	**8'-0"**	**3'-0"**

*Details shown are for the **Standard Size Canopy. Only size down if standard does not fit**



Orange Cantilevered Canopies

These cantilevered canopies are to be used above drive-thru windows to protect customers against multiple weather elements. If snow loads are a concern, a slatted design can be implemented. Rod canopies are not approved for the 21 series prototype. Orange canopies are not allowed above storefront windows.

Color Specification

All paint finishes to be Satin unless otherwise specified

- PMS 3564C TANGERINE
  3M 3630-84 TANGERINE

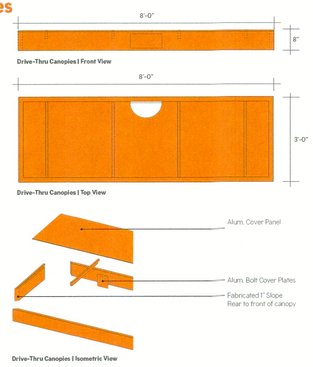
General Specifications

Face: Brake Formed .063" Alum. Painted Tangerine
Back: Brake Formed .063" Alum. Painted Tangerine
Install: Attach to Wall w/ Approved Fasteners per Hardware Chart

General Dimensions

Size	Height	Length	Width
Size 1	8"	6'-0"	3'-0"
Size 2	**8"**	**8'-0"**	**3'-0"**

*Details shown are for the **Size 2 Canopy.** Please follow building dimmensions



Teal Shutters

Teal Shutters are to be placed towards the back portion of the building, usually in side elevations. They are never to be installed in the rear elevation. Minimum quantity is two and maximum quantity is three. A light fixture should be installed in between them. **Franchisees can choose between teal shutters and abstract shutters.**

Color Specification

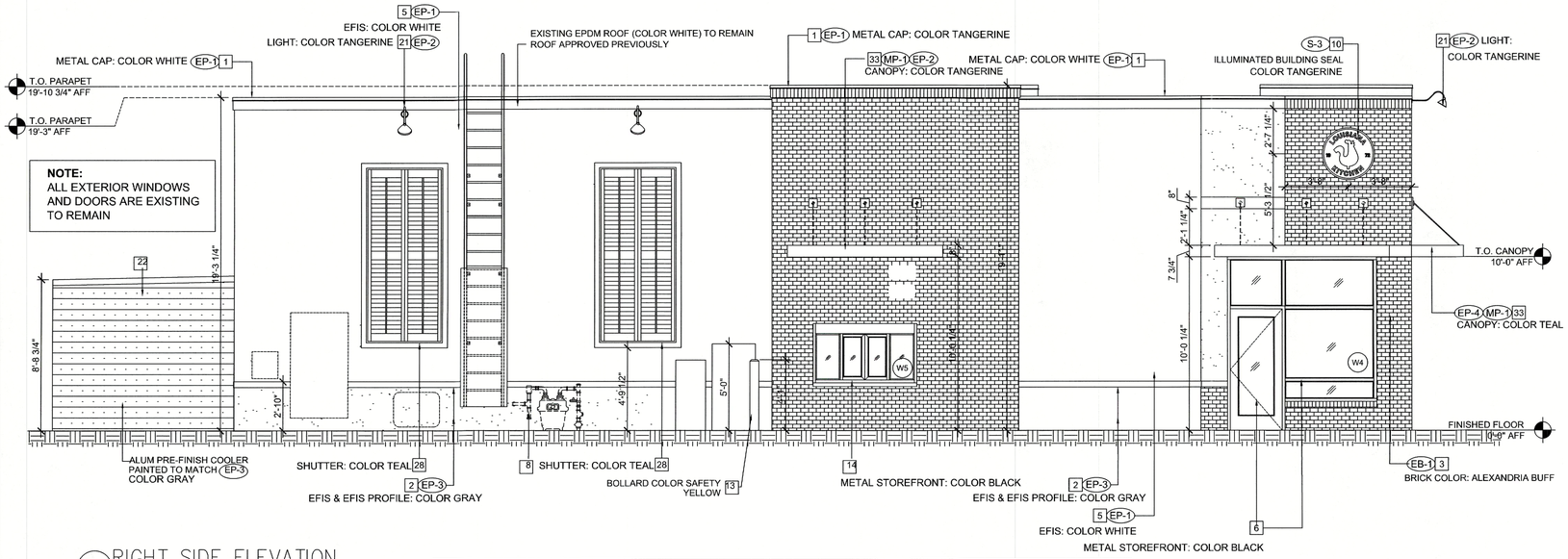
- PANTONE 326 C - TEAL

General Specifications

Color: Powder Coated Teal PMS 326C
Mounting hardware: shutter-loks or matching screws

General Dimensions

Size	Height	Width
Small	8'-0"	4'-0"



2 RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

GENERAL NOTES

1. SEALANT / CAULKING AROUND DOOR / WINDOW FRAMES. COLOUR: TO MATCH WINDOW / DOOR FRAMES.
2. THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DRAWINGS AND SPECIFICATIONS.

SYMBOL LEGEND

1	NOTE REFERENCE REFER TO ELEVATION NOTES
FN#	FINISH TYPE

EXTERIOR ELEVATION NOTES

1. PRE-FINISHED METAL CAP FLASHING C/W DRIP.
2. G.C TO PROVIDE AND INSTALL DOUBLE LAYER OF REINFORCING MESH TO MIN. 2'-2" ABOVE GRADE AT ALL EIFS LOCATIONS (TYP.) IN ORDER TO ATTAIN ABUSE RESISTANCE STUCCO SYSTEM.
3. NICHIHA VINTAGEBRICK, COLOR: ALEXANDRIA BUFF. REFER TO POPEYES MASTER SCHEDULE.
4. NICHIHA VINTAGEBRICK, COLOR: WHITE WASH. REFER TO POPEYES MASTER SCHEDULE.
5. EIFS. REFER TO POPEYES MASTER SCHEDULE.
6. PRE-FINISHED 'BLACK ANODIZED' ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLAZING.
7. EXPOSED FOUNDATION TO BE PARGED AND FREE OF IMPERFECTIONS.
8. GAS UTILITY METER.
9. REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION WALL AND FOOTING DETAILS.
10. INTERNALLY ILLUMINATED BUILDING SIGNAGE PROVIDED AND INSTALLED BY SIGN COMPANY. G.C TO PROVIDE AND INSTALL ¾" EXTERIOR GRADE PRESSURE TREATED PLYWOOD BACKING AND ALL FINAL ELECTRICAL CONNECTION. SIGN MANUFACTURER SHALL OBTAIN STRUCTURALLY SEALED DRAWINGS AND SIGNAGE PERMITS FROM THE CITY BASED ON LOCAL REQUIREMENTS. G.C SHALL VERIFY ACTUAL LOCATION & SIZE OF SIGNS WITH SIGN MANUFACTURER'S APPROVED DRAWINGS AND COORDINATE LOCATIONS OF BLOCKING AND UTILITIES. G.C TO COORDINATE WITH SIGN INSTALLER TO USE VHM DRILL BIT WHILE DRILLING FOR ELECTRICAL FEED LINES AND SIGNAGE FASTENERS. ALL ELEMENTS PROVIDED BY SIGNAGE FABRICATOR TO BE REVIEWED AND APPROVED BY POPEYES PRIOR TO PRODUCTION
11. NON-ILLUMINATED BUILDING SIGNAGE PROVIDED AND INSTALLED BY SIGN COMPANY. G.C TO PROVIDE AND INSTALL ¾" EXTERIOR GRADE PRESSURE TREATED PLYWOOD BACKING.. SIGN MANUFACTURER SHALL OBTAIN STRUCTURALLY SEALED DRAWINGS AND SIGNAGE PERMITS FROM THE CITY BASED ON LOCAL REQUIREMENTS. G.C SHALL VERIFY ACTUAL LOCATION & SIZE OF SIGNS WITH SIGN MANUFACTURER'S APPROVED DRAWINGS AND COORDINATE LOCATIONS OF BLOCKING AND UTILITIES. G.C TO COORDINATE WITH SIGN INSTALLER TO USE VHM DRILL BIT WHILE DRILLING FOR ELECTRICAL FEED LINES AND SIGNAGE FASTENERS. ALL ELEMENTS PROVIDED BY SIGNAGE FABRICATOR TO BE REVIEWED AND APPROVED BY POPEYES PRIOR TO PRODUCTION
12. NICHIHA VINTAGE WOOD, COLOR: CEDAR. REFER TO POPEYES MASTER SCHEDULE.
13. PROVIDE & INSTALL 6" DIAMETER STEEL PIPE BOLLARD TOP AT 4'-6" A.F.F. G.C. TO PAINT "SAFETY YELLOW". REFER TO POPEYES MASTER SCHEDULE.
14. DRIVE-THRU WINDOW. REFER TO DRIVE-THRU WINDOW SCHEDULE ON SHEET A11.
15. N/A.
16. PRE-FINISHED GALVANIZED STEEL DOWNSPOUT & COLLECTOR BOX. G.C. TO COORDINATE WITH CIVIL ENGINEERS TO CONFIRM IF DOWNSPOUTS ARE SPLASHING ON CONCRETE PAD OR TIED TO THE STORM SEWER LINE. REFER TO MECHANICAL DRAWINGS.
17. N/A.
18. DASHED LINE INDICATES T/O OF ROOF BEHIND PARAPET.
19. C/T CABINET AND METER.
20. LINE OF PARAPET WALLS BEYOND.
21. GENERAL PURPOSE EXTERIOR LIGHTING FIXTURES.
22. WALK-IN COOLER/FREEZER FINISH TO BE COMPLETED BY MANUFACTURER.
23. METAL RAILING SUPPLIED AND INSTALLED BY G.C (ONLY IF REQUIRED). ARCHITECT TO COORDINATE WITH CIVIL ENGINEER ON THE SITE PLAN. PAINT FINISH 'BLACK'.
24. PRE-FINISHED GALVANIZED STEEL DOWNSPOUT & COLLECTOR BOX. G.C. TO COORDINATE CIVIL ENGINEERS TO CONFIRM IF DOWNSPOUTS ARE SPLASHING ON CONCRETE PAD OR TIED TO THE STORM SEWER LINE. REFER TO MECHANICAL DRAWINGS.
25. ALL BASE FLASHING TO MATCH ADJACENT MATERIAL COLORS.
26. HOSE BIB. G.C. TO PAINT. COLOUR TO MATCH ADJACENT STUCCO COORDINATE EXACT LOCATION WITH G.C. REFER TO MECHANICAL DRAWINGS.
27. ½" X 4" REVEAL LINE IN STUCCO FINISH. REFER TO DETAIL 3/A5.
28. DECORATIVE PANELS SUPPLY AND INSTALL BY SIGN COMPANY.
29. G.C TO PROVIDE CONCRETE CURB ALONG DRIVE-THRU LANE. CURB TO PROJECT 8" FROM FACE OF PANELS AND LENGTH OF CURB IS EXTENT OF FEATURE WALL.
30. MURAL GRAPHIC SUPPLY AND INSTALL BY SIGN COMPANY.
31. REAR EXIT DOOR TO BE PAINT WHITE.
32. WALL SCONCE SUPPLY AND INSTALL BY SIGN COMPANY.
33. PRE-FABRICATED CANOPIES W/ PRE-WIRED RECESSED LIGHTS ABOVE DRIVE-THRU SUPPLY BY SIGN COMPANY AND INSTALL BY G.C. ALL CANOPIES IN WALL SUPPORT BY G.C. REFER TO STRUCTURAL DRAWINGS.
34. VERTICAL SIMULATED WOOD SLATS. REFER TO POPEYES MASTER SCHEDULE.
35. WALL SCONCE LIGHTING. REFER TO ELECTRICAL SCHEDULE.
36. CONCRETE SIDEWALK (BY G.C). REFER TO SITE PLAN.
37. HORIZONTAL WOOD GRAIN ENTRANCE CANOPY W/ TEAL VERTICAL & HORIZONTAL SUPPORTS SUPPLY BY SIGN COMPANY AND INSTALL BY G.C. PRE-WIRED LED LIGHT GLOBE FIXTURE.

EXTERIOR FINISH SCHEDULE

CODE	MATERIAL	DESCRIPTION
EP-1	EXTERIOR PAINT	"WHITE" OC-125 Moonlight White
EP-2	EXTERIOR PAINT	"TANGERINE" PMS 3564C TANGERINE 3M3630-84 TANGERINE
EP-3	EXTERIOR PAINT	"GRAY" HC-170 Stonington Gray
EP-4	EXTERIOR PAINT	"TEAL" PANTONE 326 C - TEAL
EP-5	EXTERIOR PAINT	FACTORY FINISH BLACK MTL
EF-1	WOODEN SIDING PANEL	CEDAR -Vintage Wood
EB-1	BRICK	ALEXANDRIA BUFF

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VILLAGE OF FREEPORT, NY

POPEYE'S

360 ATLANTIC AVE
FREEPORT, NY
ZONE - BUSINESS "A"

Tax Map #:
Section: 62 Block: 36 Lot: 154

ENGINEER:
MICHAEL ANGELONE PE LLC
MICHAEL ANGELONE
4 POND PLACE
OYSTER BAY, N.Y. 11771
TEL.:516.922.2024 FAX: 516.453.6002

CONSULTANT:
RJM DRAFTING AND DESIGNS
7 OLD LANDERS CT
SMITHTOWN, NY 11787
ralph@rjmdesignsny.com
(516) 818-5368 FAX (866) 789-7930

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STATE OF NEW YORK
MICHAEL ANGELONE
083179
LICENSED PROFESSIONAL ENGINEER

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No.	Date	Remark
4	09-06-23	Design Development
3	08-01-23	Design Development
2	07-21-23	Existing Conditions
1	07-13-23	Field Measure

REVISIONS

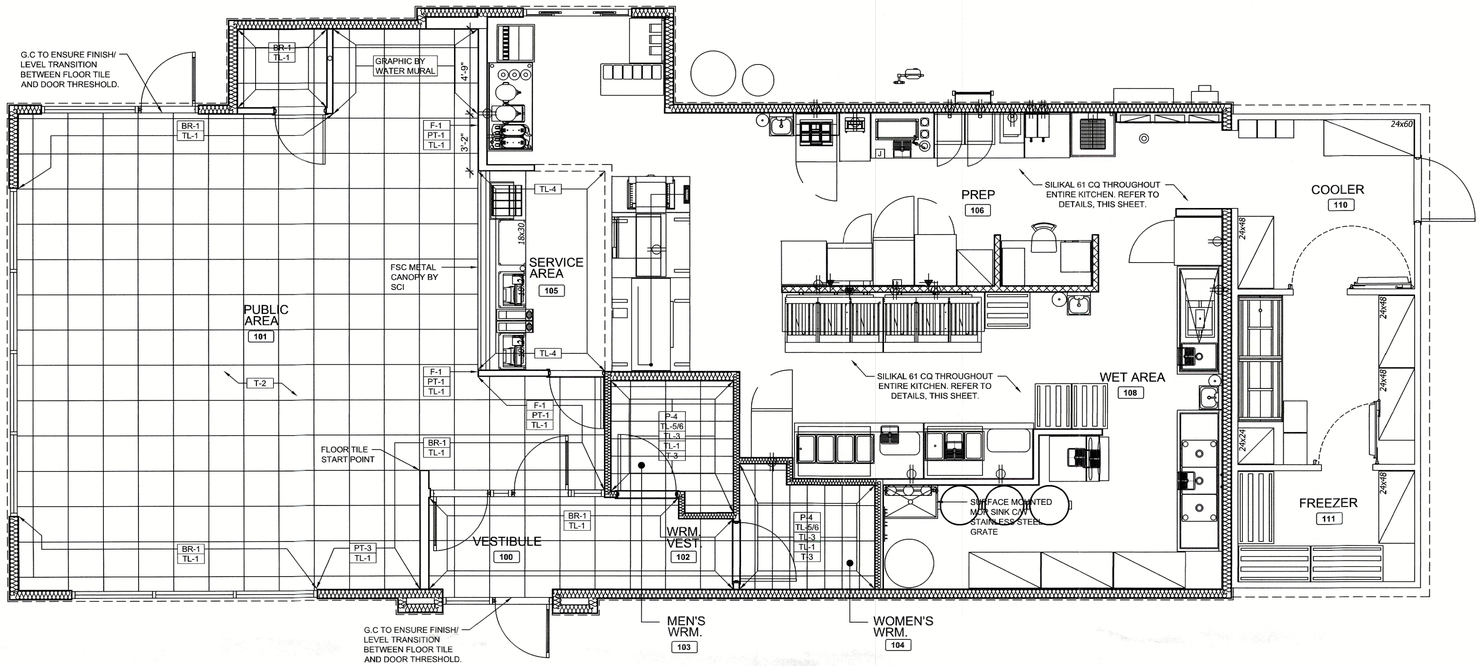
Title:

EXTERIOR ELEVATIONS

Drawn by: RM Checked by: MAA
Date: 11/25/20 Scale: As Noted
Job No.: 20002

Drawing No.

A-5.1



1 FIRST FLOOR FINISH PLAN
SCALE: 1/4"=1'-0"

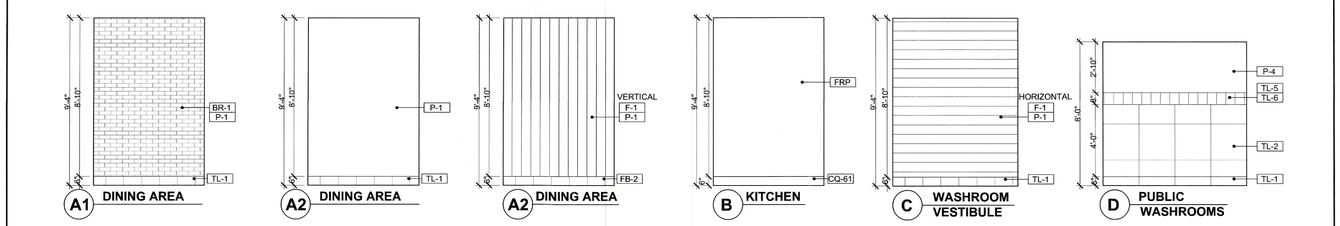
ROOM FINISH SCHEDULE

● SEE INTERIOR ELEVATIONS FOR LOCATION AND TYPE OF INTERIOR FINISHES.

ROOM		FLOORS				BASE		WALLS														CEILINGS			
		TILE																							
NO.	NAME	T-2	T-3	CQ-61		TL-1	CQ-61	BR-1	PT-1	PT-2	PT-3	F-1	TL-1	TL-2	TL-3	TL-4	TL-5	TL-6	P-1	P-4	WD-AC	FRP	P-1	ACT-1G	ACT-2G	HEIGHT
100	VESTIBULE	●				●					●		●									●			9'-4"
101	PUBLIC AREA	●				●		●	●		●		●										●		9'-4"
102	WASHROOM VESTIBULE	●				●						●	●										●		9'-4"
103	MEN'S WASHROOM		●			●							●	●			●	●	●				●		8'-0"
104	WOMEN'S WASHROOM		●			●							●	●			●	●	●				●		8'-0"
105	SERVICE AREA			●			●									●							●		9'-4"
106	PREP			●			●														●			●	9'-4"
108	WET AREA			●			●														●			●	9'-4"

NOTES

1. GENERAL CONTRACTOR TO PROVIDE MINIMUM 1 CASE OF EACH SET OF FLOOR TILES, WALL TILES & CEILING TILES AND 1 GALLON OF EACH PAINT COLOUR FOR FUTURE USE. THESE MATERIALS ARE TO BE LEFT ON SITE WITH THE RESTAURANT OWNER.
2. PROVIDE & INSTALL SCHLUTER STRIP (SHL-2) AT OUTSIDE / WALL TILE CORNERS WITHIN SERVICE AREA.
3. PROVIDE & INSTALL SCHLUTER STRIP (SHL-3) AT ALL FLOOR TILE TRANSITION THROUGH OUT THE ENTIRE STORE. REFER TO FINISHING SCHEDULE.
4. PROVIDE & INSTALL SCHLUTER-DILEX-KSN AT LOCATION OF FLOOR TILE AT DELIVERY DOOR. REFER TO FINISHING SCHEDULE.
5. GENERAL CONTRACTOR TO INSTALL BASE TILE FOR ALL FIXED BOOTH SEATING. G.C TO USE LATICRETE - LATAPOXY 300 ADHESIVE TO ADHERE BASE TILE TO BASE BOX BOOTH SEATING AND FOR USE WITH BASE TILE ON FRONT COUNTER. CONTACT: 1-800-243-4788 EXT. 235. WEBSITE: WWW.LATICRETE.COM
6. COVE BASE TILES FOR MILLWORK CABINETS TO BE INSTALLED BY MILLWORK VENDOR.
7. G.C. TO SEAL ALL MILLWORK / MILLWORK AND GWB / MILLWORK JOINTS WITH CLEAR SILICONE CAULKING AFTER COMPLETION OF PAINTING, WAINSCOTING AND FINAL CLEANING.
8. ALL BUTT JOINTS IN THE MILLWORK (VERTICAL AND HORIZONTAL) WILL BE CAULKED WILL CLEAR SILICONE CAULKING BY MILLWORK COMPANY.



2 TYPICAL INTERIOR ELEVATIONS
SCALE: 1/4"=1'-0"

POPEYE'S

360 ATLANTIC AVE
FREEPORT, NY
ZONE - BUSINESS "A"

Tax Map #:
Section: 62 Block: 36 Lot: 154

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TEL.:516.922.2024 FAX: 516.453.6002

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1	07-13-23	Field Measure

REVISIONS

Title:

FIRST FLOOR FINISH PLAN

Drawn by: RM Checked by: MAA
Date: 11/25/20 Scale: As Noted
Job No.: 20002

Drawing No.

A-6.0

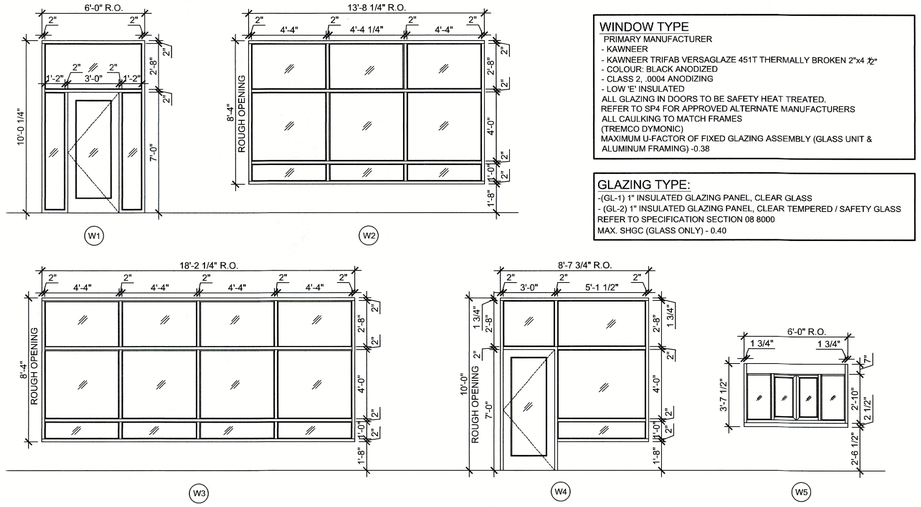
DOOR AND FRAME SCHEDULE

DOORS						FRAMES			HARDWARE	REMARKS
NO.	SIZE	R.O SIZE	TYPE	MAT.	FIN.	TYPE	MAT.	FIN.	SET NO.	
101	3'-0" x 7'-0" x 1-3/4"	--	A	AL	POWDER COATED BLACK	F1	AL	POWDER COATED BLACK	02	HARDWARE SET BY STOREFRONT COMPANY.(STORE FRONT COMPANY TO PROVIDE AND INSTALL THE PADDLES / LEVERS AND ENSURE NO THUMB TURNS TO BE PROVIDED). ARCHITECT TO REVIEW SHOP DRAWINGS FOR HARDWARE INSTALLED AT FRONT ENTRANCE DOORS AND ENSURE ALL HARDWARE IS ADA COMPLIANT.
101a	3'-0" x 7'-0" x 1-3/4"	--	A	AL	POWDER COATED BLACK	F1	AL	POWDER COATED BLACK	02	
101b	3'-0" x 7'-0" x 1-3/4"	--	A	AL	POWDER COATED BLACK	F1	AL	POWDER COATED BLACK	02	
102	2'-9" x 6'-8" x 1-3/4"	DOOR WIDTH + 1-1/4" x DOOR HEIGHT + 5/8"	D	HM	--	F2	HM KNOCKDOWN	--	03	UNDERCUT DOOR 5/8". DOORS / FRAMES TO BE PAINTED AS PER POPEYES DECOR PACKAGE. TRANSITION TO OCCUR AT DOOR JAMB.
103	3'-0" x 6'-8" x 1-3/4"	DOOR WIDTH + 1-1/4" x DOOR HEIGHT + 5/8"	D	HM	--	F2	HM KNOCKDOWN	--	03	UNDERCUT DOOR 5/8". DOORS / FRAMES TO BE PAINTED AS PER POPEYES DECOR PACKAGE. TRANSITION TO OCCUR AT DOOR JAMB.
104	3'-0" x 6'-8" x 1-3/4"	DOOR WIDTH + 1-1/4" x DOOR HEIGHT + 5/8"	D	HM	--	F2	HM KNOCKDOWN	--	03	UNDERCUT DOOR 5/8". DOORS / FRAMES TO BE PAINTED AS PER POPEYES DECOR PACKAGE. TRANSITION TO OCCUR AT DOOR JAMB.
105	3'-0" x 6'-8" x 1-3/4"	DOOR WIDTH + 1-1/4" x DOOR HEIGHT + 5/8"	C	HM	--	F2	HM KNOCKDOWN	--	04	INSTALL VISION LITE AT 5'-0" A.F.F.
106	3'-6" x 7'-0" x 1-3/4"	DOOR WIDTH + 1-1/4" x DOOR HEIGHT + 5/8"	B	HM/N	--	F2	HM/N	--	01	16 GA. GALVANIZED LOCKNET SECURITY DOOR.

ABBREVIATIONS

AL ALUMINUM — HM HOLLOW METAL — PLY PLYWOOD — P.LAM PLASTIC LAMINATE — WD WOOD
GL GLASS — HMIN HOLLOW METAL INSULATED — PM PREFINISHED METAL — MILLWK MILLWORK — ● PROVIDED BY DOOR MANUFACTURER

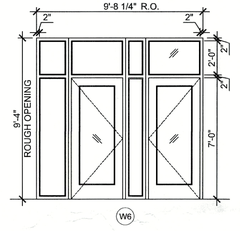
EXTERIOR WINDOW SCHEDULE



WINDOW TYPE
PRIMARY MANUFACTURER
- KAWNEER
- KAWNEER TRIFAB VERSAGLAZE 451T THERMALLY BROKEN 2"x4 ½"
- COLOUR: BLACK ANODIZED
- CLASS 2, 0004 ANODIZING
- LOW 'E' INSULATED

ALL GLAZING IN DOORS TO BE SAFETY HEAT TREATED.
REFER TO SP4 FOR APPROVED ALTERNATE MANUFACTURERS
ALL CAULKING TO MATCH FRAMES (TREMCO DYMONIC)
MAXIMUM U-FACTOR OF FIXED GLAZING ASSEMBLY (GLASS UNIT & ALUMINUM FRAMING) -0.38

GLAZING TYPE:
-(GL-1) 1" INSULATED GLAZING PANEL, CLEAR GLASS
- (GL-2) 1" INSULATED GLAZING PANEL, CLEAR TEMPERED / SAFETY GLASS
REFER TO SPECIFICATION SECTION 08 8000
MAX. SHGC (GLASS ONLY) - 0.40



DOOR HARDWARE SCHEDULE

HARDWARE SET NO. 1: (LOCKNET SERIES DOOR PACKAGE)

DOOR FRAME & HARDWARE INCLUDING ONE- WAY VISION PANEL W/ FLAP, CONTINUOUS HINGE, HEAVY DUTY CLOSER AND PANIC HARDWARE ORDERED THROUGH
LOCKNET (800) 887-4307
1 EA. 3'-6" X 7'-0" X 1.75" X 16 GA. X G60 GALVANIZED LOCKNET SECURITY DOOR
1 EA. 3'-6" X 7'-0" X (5-7/8" OR 6-3/4") JAMB DEPTH X 14 GA. X G60 GALVANIZED X WELDED IN PLACE EQA X 1/4" X 2-1/2" HR PLATE SPREADER BAR X 4-SIDED WELDED DOOR FRAME X FACTORY FINISH PAINTED
8 EA. 3/4"Ø COVER PLUGS (BLACK)
1 EA. AIR LOUVER VLF-IG-PVC-1/2" LEXAN - 9" X 9" GALVANIZED SECURITY VISION
1 EA. PEMKO CDHFM82SLF-HD FULL MORTISE CONT. GEARED ALUM. HINGE X 628
1 EA. SECURITY LATCH GUARD X FULL LENGTH X TORX SD/ST SMS X FACTORY FINISH
1 EA. ARROW 1250S X EO X AL EXIT DEVICE
1 EA. DORMA 8616 X DS X FCOV S SN1 X AL CLOSER
1 EA. ROCKWOOD 24" X 40" X .050 X US32D X SECURITY TORX SD/ST SMS ARMOR PLATE ON PUSH SIDE
1 EA. PEMKO 171A X 42" X DOUBLE NOTCH CUT ENDS X THRESHOLD
1 EA. PEMKO 346C X 46" AL OVERHEAD RAIN DRIP X SECURITY TORX SD/ST SMS
1 EA. PEMKO 221APK X 42" AL COMBINATION KICK PLAT & DOOR SHOE X TORX
1 SET. P8512 X CONT. PERIMETER WEATHER SEAL (BLACK)
1 EA. INSTALLATION KIT (PER LOCKNET)
1 EA. CARDBOARD PACKAGING (2 PIECE BOX)
1 EA. DELIVERED ON FULL LENGTH WOODEN PALLET

HARDWARE SET NO. 2: (BY YKK AP AMERICA INC.)

DOORS AND FRAMES

QTY	PART #	FINISH	MODEL	DESCRIPTION
1	49111DOR	YB5N	YKK AP #20D	3' x 7' O/P OFFSET PIVOTS, HBR RH
1	92115FTR	YB5N	2" x 4-1/2"	3' x 7' O/P, FRAME, W/TRANSOM, RH
1	49114DOP	YB5N	20D	6' x 7' O/P, OFFSET PIVOTS, HBR PR
1	92118FTP	YB5N	2" x 4-1/2"	6' x 7' O/P, FRAME, W/TRANSOM, PR
3	P61205	335		SM CLOSER W/BACK CHECK NHO PRES
3	H1104SD	335		PUSH/PULL 1" DIAM. TYPE SC (9" CTC)
3	H7107	YB5N	3-0	BOTTOM RAIL WEATHERSTRIP
3	SD101	YB5N		10" BOTTOM RAIL UP TO 3'
1	V50			DETEX PANIC HARDWARE W/ DOGGING FEATURE

STOCK LENGTHS

QTY	PART #	FINISH	LENGTH	DESCRIPTION
11	BE91503 YB5N	24-0		HEAD / JAMB / VERTICAL
3	BE91512 YB5N	24-0		SHALLOW POCKET FILLER
2	BE91506 YB5N	24-0		HORIZONTAL
2	BE91513 YB5N	24-0		4-1/2" SIDELITE BASE
4	E91015 YB5N	24-0		GLASS STOP
2	BE91510 YB5N	24-0		SILL FLASHING

ACCESSORIES

QTY	PART #	PKG.	DESCRIPTION
1	E20020	50P/B	SETTING BLOCK
1	E20047	50P/B	WATER DEFLECTOR
1	E20154	50P/B	"W" SIDE BLOCK FOR DEEP POCKET
1	E10168	20P/B	END DAM
2	E20052	500P/B	GLAZING GASKET
2	PC1220	100P/B	#12 x 1-1/4" PHSMS TYPE AB
1	E11015	50P/B	SHEAR BLOCK
1	PC1028	100P/B	#10 x 1-3/4" PHSMS TYPE AB

HARDWARE SET NO. 3:

1-1/2" PR. HINGES	McKINNEY	BEARING HINGES,4-1/2" X 4-1/2" US26D
1 EA. LATCHSET W/LOCK	SCHLAGE	SATURN X US26D
1 EA. FLOOR STOP	BALDWIN	#4000 FLOOR MOUNT
1 EA. KICKPLATE	BURNS	8" X 30" X 8" 16 GA. US628
1 EA. COAT HOOK	JACKNOB	#400 WITH RUBBER BUMPER
1 EA. CLOSER	BURNS	1460 ALUMINUM CLOSER

FOLLOWING ITEMS PROVIDED & INSTALLED BY G.C.:

1 EA. SIGN	HANDICAP ACCESSIBILITY (ADA)
1 EA. SIGN	AS REQD: DOOR #103 "MEN" 7" X 2" DOOR #104 "WOMEN" 7" X 2"

HARDWARE SET NO. 4:

1-1/2 PR. HINGES	McKINNEY	BEARING HINGES,4-1/2" X 4-1/2" US26D
1 EA. KICKPLATE	BURNS	8" X 30" X 8" 16GA. US26D
1 EA. LATCHSET W/LOCK	SCHLAGE	SATURN X US26D
1 EA. 6"x6" VIEWING WINDOW		
1 EA. CLOSER	LCN	1460 ALUMINUM CLOSER

HARDWARE SET NO. 5:

1-1/2 PR. HINGES	McKINNEY	BEARING HINGES,4-1/2" X 4-1/2" US26D
1 EA. LATCHSET W/ LOCK	SCHLAGE	SATURN X US26D
1 EA. CLSOER	LCN	1460 ALUMINUM CLOSER

HARDWARE SCHEDULE NOTES:

1. ALL HARDWARE IS NEW UNLESS OTHERWISE NOTED.
2. ALL DOOR LOCKSETS / LATCHES SHALL BE "LEVER TYPE" IN COMPLIANCE WITH A.D.A.A.G. SECTION 4.1.3.9).
3. ALL DOOR HANDLES, PULLS, LATCHES, LOCKS, AND/OR OTHER OPERATING DEVICES SHALL BE INSTALLED BETWEEN 34" MINIMUM AND 48" MAXIMUM ABOVE FINISHED FLOOR.
4. ALL DOOR THRESHOLDS SHALL BE IN 1/2" HIGH MAXIMUM.
5. ALL DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 INCHES FROM THE LATCH, MEASURED TO THE LEAD EDGE (A.D.A.A.G. 4.13.10).

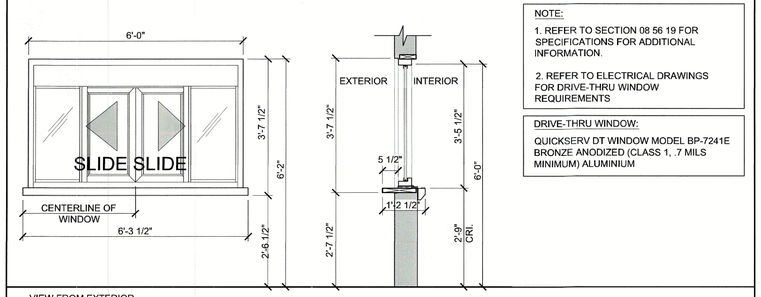
WINDOW SCHEDULE

MARK	R.O. SIZE	CONST.	GLASS TYPE	HEAD HEIGHT	REMARKS
W1	6'-0" x 10'-0 1/4"	ALUM	GL-1	10'-0"	BLACK ANODIZED (CLASS I, 0.7 MILS MINIMUM) FINISH
W2	13'-8 1/4" x 8'-4"	ALUM	GL-1 / GL-2	10'-0"	BLACK ANODIZED (CLASS I, 0.7 MILS MINIMUM) FINISH
W3	18'-2 1/4" x 8'-4"	ALUM	GL-1 / GL-2	10'-0"	BLACK ANODIZED (CLASS I, 0.7 MILS MINIMUM) FINISH
W4	8'-7 3/4" x 10'-0"	ALUM	GL-1 / GL-2	10'-0"	BLACK ANODIZED (CLASS I, 0.7 MILS MINIMUM) FINISH
W5	6'-0" x 3'-7 1/2"	ALUM	GL-1 / GL-2	6'-2"	BLACK ANODIZED (CLASS I, 0.7 MILS MINIMUM) FINISH
W6	9'-8 1/4" x 9'-4"	ALUM	GL-1 / GL-2	9'-4"	BLACK ANODIZED (CLASS I, 0.7 MILS MINIMUM) FINISH

WINDOW SCHEDULE NOTES:

1. REFER TO WINDOW ELEVATIONS FOR SPECIFIC DIMENSIONS AND ADDITIONAL DETAIL INFORMATION.
2. WINDOW CONTRACTOR SHALL FIELD VERIFY ALL ROUGH OPENINGS FOR ALL WINDOWS PRIOR TO PREPARATION OF SHOP DRAWINGS.

DRIVE-THRU WINDOW SCHEDULE



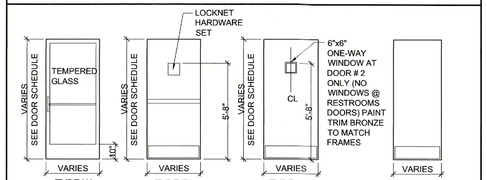
NOTE:
1. REFER TO SECTION 08 56 19 FOR SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REFER TO ELECTRICAL DRAWINGS FOR DRIVE-THRU WINDOW REQUIREMENTS

DRIVE-THRU WINDOW:
QUICKSERV DT WINDOW MODEL BP-7241E BRONZE ANODIZED (CLASS 1, .7 MILS MINIMUM) ALUMINIUM

VIEW FROM EXTERIOR

W5 **ELEVATION**
SCALE: 1/2" = 1'-0"

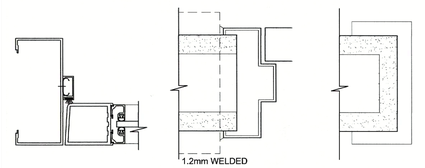
DOOR TYPES



GENERAL NOTE

ALL DOORS TO BE SUPPLIED BY G.C. UNLESS OTHERWISE NOTED.

DOOR FRAME TYPES



POPEYE'S

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360 ATLANTIC AVE
FREEPORT, NY
ZONE - BUSINESS "A"

Tax Map #:
Section: 62 Block: 36 Lot: 154

ENGINEER:
MICHAEL ANGELONE PE LLC
MICHAEL ANGELONE
4 POND PLACE
OYSTER BAY, N.Y. 11771
TEL.:516.922.2024 FAX: 516.453.6002

CONSULTANT:
RJM DRAFTING AND DESIGNS
7 OLD LANDERS CT
SMITHTOWN, NY 11787
ralph@rjmdesignsny.com
(516) 818-5368 FAX (866) 789-7930

Contractor must verify all measurements and conditions prior to beginning any work. Report all discrepancies to the Engineer in writing. Plans subject to approval by all governmental agencies having jurisdiction. The Engineer has not been retained for any field supervision or inspection. His responsibility is limited to the accuracy of the plan. The Engineer is further not responsible for any damage arising out of the contractor's failure to execute the work exactly as shown on the approved drawing(s).

STATE OF NEW YORK — MICHAEL ANGELONE — 083978 — LICENSED PROFESSIONAL ENGINEER

SEAL:

DO NOT SCALE DRAWINGS
ALL RIGHTS RESERVED
All drawings, specifications, and copies thereof furnished by the Architect and his Consultants are and shall remain their property. They are not to be used on this or any other project unless written permission is given by the Engineer and his Consultants.
© COPYRIGHT 2023

No.	Date	Remark
4	09-06-23	Design Development
3	08-01-23	Design Development
2	07-21-23	Existing Conditions
1	07-13-23	Field Measure

REVISIONS

Title:
DOOR AND WINDOW SCHEDULE

Drawn by: RM — Checked by: MAA
Date: 11/25/20 — Scale: As Noted
Job No.: 20002

Drawing No.
A-7.0

Application Date: 5/5/25
Fees Paid: $225

SP# 3823

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

NOTE: ACCEPTANCE OF THIS APPLICATION BY THE VILLAGE CLERK'S OFFICE DOES NOT CONSTITUTE A COMPLETE APPLICATION

PROPERTY ADDRESS: 129 Glenada Ct. **ZONING DISTRICT** Res. A.

SECTION 62 **BLOCK** 76 **LOT** 39 **LOT SIZE:** 9,125 SF

☐ TENANT **APPLICANT** ☐ LESSEE	**PROPERTY OWNER**
Name: Jose Cruz	Name: Salvador Linares
Address: 240 Kent Ave, Brooklyn, NY 11249	Address: 129 Glenada Ct Freeport, NY 11520
Telephone #: 646-316-6550	Telephone #: 516-468-1268

Attorney Name: _____ Address: _____
(optional) Phone #: _____

Present Land Use: Residential single family **Proposed Land Use:** Residential single family

Description of Proposed Work: Horizontal / Vertical Extension of existing single family dwelling. Proposed 215 SF 1st Floor addition, 215 SF 2nd Floor addition and new cellar entrance.

I request a preliminary meeting: ____ YES X NO

I request a waiver of the public hearing and hereby certify the following:

A. The subject property is zoned Residence A or Residence AA.
B. The proposed construction is not a new building or dwelling.
C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied.

X YES _____ NO

X _____ 4/25/2025
APPLICANT'S SIGNATURE **DATE**

Sworn to before me this 25th day of April, 2025.

_____
Notary Public

JOHN LIN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01LI0021716
Qualified in QUEENS County
Commission Expires 03/04/2028

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Property Owner's Consent:
I, Salvador Linares am (are) the owner(s) of the subject property and consent to the filing of this application.

Salvador Linares 4/24/25
PROPERTY OWNER'S SIGNATURE **DATE**

Sworn to before me this 24th day of April, 2025.

_____
Notary Public

MARIA D DURAN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01DU6127708
Qualified in Nassau County
My Commission Expires 05-31-2025

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: ____ YES ____ NO
Date of Hearing: _____
Date of Decision: _____
_____ Approved _____ Denied
Village Clerk's Signature: _____ Date: _____
Planning Board Signature: _____ Date: _____

Rev. 12/10 **PLEASE SEE REVERSE SIDE FOR SUBMISSION CHECKLIST** Rev. 12/10

FEB 25 2025

FREEPORT BUILDING DEPT.

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20254118

Filing Date 2/25/25

Application for Erection of Buildings or Alterations

IMPORTANT – Applicant to complete all items in sections: I, II, III, IV, V

I. LOCATION OF BUILDING

AT (LOCATION) 129 (No.) GLENADA CT (Street) ZONING DISTRICT RESIDENCE A

BETWEEN DEAD END (Cross Street) AND CHURCH ST (Cross Street)

SECTION 62 BLOCK 78 LOT 39 APPROX. LOT SIZE 75 X 125 LOT AREA 9,125 SF

II. TYPE AND COST OF BUILDING – All applicants complete Parts A - E.

A. TYPE OF IMPROVEMENT

1 [ ] New Building
2 [X] Addition-Alteration (If residential, enter number of new housing units added. If none-state none) ____
3 [ ] Swimming Pool
4 [ ] Repair (replacement)
5 [ ] Raised (New, Repair)
6 [X] Fence
7 [ ] Moving (relocation)

B. PROPOSED OR EXISTING USE

RESIDENTIAL
11 [X] One Family
12 [ ] Two families
13 [ ] Apartment - Enter No. of Units ____
14 [ ] Transient hotel, motel, or dormitory - Enter No. of Units ____
15 [ ] Garage or Accessory Structure
16 [ ] Other - Specify

NON-RESIDENTIAL - Complete Part "B"
17 [ ] Industrial
18 [ ] Office, bank, professional
19 [ ] Store, mercantile
20 [ ] Church, other religious
21 [ ] Hospital, institutional
22 [ ] Other - Specify

C. COST

10 TOTAL COST OF IMPROVEMENT $ 88,400

D. DESCRIPTION OF PROJECT

HORIZONTAL/ VERTICAL EXTENSION OF EXISTING SINGLE FAMILY DWELLING

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III. IDENTIFICATION – To be completed by all applicants

	NAME	MAILING ADDRESS – Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	SALVADOR LINARES	129 GLENADA CT FREEPORT , NY 11520	
2. Contractor	BATZ ENTERPRISES	557 ELM ST W.HEMPSTEAD NY 11510	516-641-1783
3. Architect or Engineer	JOSE R CRUZ	240 KENT AVE BROOKLYN , NY 11249	718-673-4283

IV. OWNER - CONTRACTOR STATEMENT

Building permit is issued subject to the provisions of Section 57 of the Workmen's Compensation Law.

Workmen's Compensation Certificate No. ____ Company ____ Exp. Date ____

Contractor or Owner BATZ ENTERPRISES

Address 557 ELM ST HEMPSTEAD NY 11510 (Print)

Phone ____

HORTENSIA ALICIA CASTANEDA JUDAH
Notary Public - State of New York
NO. 01CA6225880
Qualified in Nassau County
My Commission Expires Jul 26, 2026

County of Nassau

CARLOS BATZ (Print) being duly sworn, says that HE (His or She) is the contractor or owner of the above mentioned building. That the terms of the above application also the estimated cost of said building or alteration, is correct to the best of HIS (His or Her) knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.

Sworn to before me this 21st day of February, 25

Hortensia Alicia Castaneda

Notary Public, Nassau County, N.Y.

X [signature]

V. FLOOD ZONE

IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES [ ] NO [X]

IF YES, WHICH ZONE? ____

IS PROJECT TO REPAIR FLOOD DAMAGE? YES [ ] NO [X]

PROJECT DESCRIPTION

Total/First Flr Square Feet	1,171
Upper Flrs Square Feet	898
# of Fixtures	15
# of Floors	2
Occup. Type	RES

VI. VALIDATION (Official Use Only)

Building Permit Number ____

Building Permit Issued ____

Building Permit Fee $ ____

Approved by:

Superintendent of Buildings

INC. VILLAGE OF FREEPORT

Department of Buildings
46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 377-2493
E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
March 21, 2025

Salvador Linares
129 Glenada Ct
Freeport, NY 11520

RE: 129 Glenada Ct Freeport, NY
Zoning District – Residence A Sec. 62 Blk. 76, Lot 39
Building Permit Application #20254118
Description: Proposed 215 Sf 1st floor addition, 215 Sf 2nd floor addition and new cellar entrance.

Dear Sir/Madam.

The above referenced application was initially reviewed by the Building Department and it has been determined that in order to proceed with the application process, additional approval from the Site Plan Review Board will be required.

For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the Village Clerk's Office at 516-377-3632 to make an appointment, during normal business hours, to review the completed application. Changes or additional information may be required for the application; therefore, only ONE complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's Office. Only after this initial appointment should the additional copies be made.

Be further advised that you must submit an application to the Site Plan Review Board within sixty (60) days of the date of this letter. In the event that you do not file an application within the allotted sixty (60) days, this letter will expire and the Building Permit Application in conjunction with same will be cancelled. Subsequently, a new Building Permit Application and filing fees will be required.

If you should have any questions or require any additional information with reference to the Site Plan Review Board Application, please call the VILLAGE CLERK'S OFFICE at 377-3632.

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez
cc: Village Clerk

ZBA Approval Needed: NO

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X **Negative Declaration** ____ **Positive Declaration**

In accordance with Section 8-0113, Article 8 of the New York Environmental Conservation Law and Chapter 110 of the Village Code, this Department has conducted an initial review to determine whether the following project may have a significant effect on the environment and on the basis of that review hereby finds:

X **The proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Statement.**

____ **The proposed project may have a significant effect on the environment and therefore requires the preparation of an Environmental Impact Statement. (See reasons below)**

Project: **Building Permit App.** 20254118

Location: 129 Glenada Ct
Applicant: Salvador Linares
Description: Proposed 215 Sf 1st floor addition, 215 Sf 2nd floor addition and new cellar entrance

Lead Agency: Department of Buildings
for the Board of Trustees
Village of Freeport
46 North Ocean Avenue, Freeport, NY

Agency Contact Person:
Superintendent of Buildings
(516) 377-2242

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FREEPORT, NY

REASON(S) FOR DETERMINATION

This finding is based upon Section 617.10 of Article of the New York Environmental Conservation Law, the criteria for determining what actions may have a significant effect on the environment, as follows:

A)

B) Possible environment effects identified:
(only if positive determination)

Dated: March 21, 2025

Sergio A. Mauras
Sergio A. Mauras
Superintendent of Buildings

IMPORTANT: This declaration and supporting attachments are open for inspection and public response at the office of the Superintendent of Buildings.

617.20
Appendix B
Short Environmental Assessment Form

FEB 25 2025

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information
F360 ARCHITECTURE , JOSE R CRUZ, RA

Name of Action or Project:
HORIZONTAL/VERTICAL EXTENSION OF EXISTING SINGLE FAMILY DWELLING

Project Location (describe, and attach a location map):
129 GLENADA ST FREEPORT NY 11520

Brief Description of Proposed Action:
HORIZONTAL /VERTICAL EXTENSION OF EXISTING ONE FAMILY DWELLING, PROPOSING NEW BATHROOM AT 2ND FLOOR AND PROPOSING NEW CELLAR ACCESS FROM REAR YARD.

Name of Applicant or Sponsor:	Telephone: 718-673-4283
JOSE R CRUZ	E-Mail: jcruz@f360architecture.com

Address: 240 KENT AVENUE STE KB10

City/PO:	State:	Zip Code:
BROOKLYN	NY	11249

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	X	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: FREEPORT BUILDING DEPARTMENT		X

3.a. Total acreage of the site of the proposed action? 0.2097 acres
b. Total acreage to be physically disturbed? 0.0046 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.2097 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

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	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		X	
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		X	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify:	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	X		
b. Are public transportation service(s) available at or near the site of the proposed action?	X		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	X		
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	X		
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? [ ]NO [X]YES] If No, describe method for providing potable water:		X	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? [X]NO [ ]YES] If No, describe method for providing wastewater treatment: WATER SHALL RUNOFF TO STREET ROOF WATER TO COME DOWN FROM GUTTERS AND LEADERS TO SPLASH BLOCK	X		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		X	
b. Is the proposed action located in an archeological sensitive area?		X	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		X	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:		X	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

[ ] Shoreline [ ] Forest [ ] Agricultural/grasslands [ ] Early mid-successional
[ ] Wetland [ ] Urban [X] Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	X	
16. Is the project site located in the 100 year flood plain?	X	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? [X]NO [ ]YES	X	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? [ ]NO [X]YES If Yes, briefly describe: ROOF WATER WILL BE DISCHARGED THROUGH GUTTERS, LEADERS ONTO SPLASH BLOCK AND WATER TO RUN OFF SLOPED TO STREET.		

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	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	X	

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: JOSE R CRUZ Date: 2/21/25

Signature:

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	X	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	X	
7. Will the proposed action impact existing: a. public / private water supplies?	X	
b. public / private wastewater treatment utilities?	X	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	X	

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FEB 25 2025	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	X	
11. Will the proposed action create a hazard to environmental resources or human health?	X	

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

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☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

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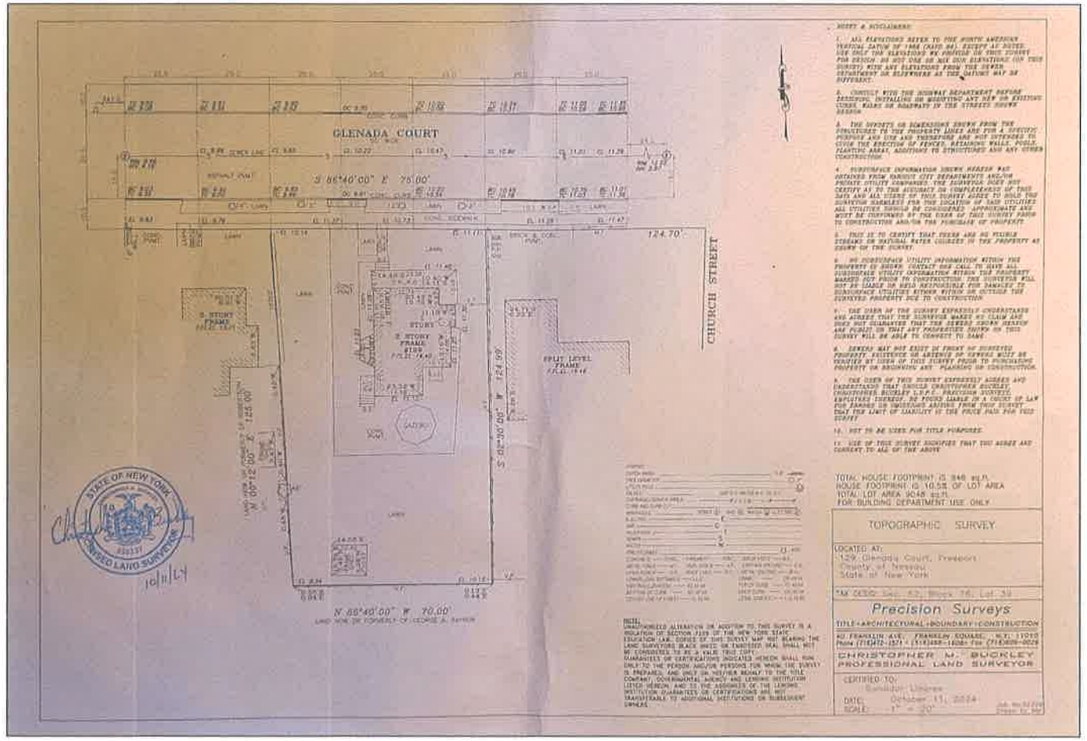

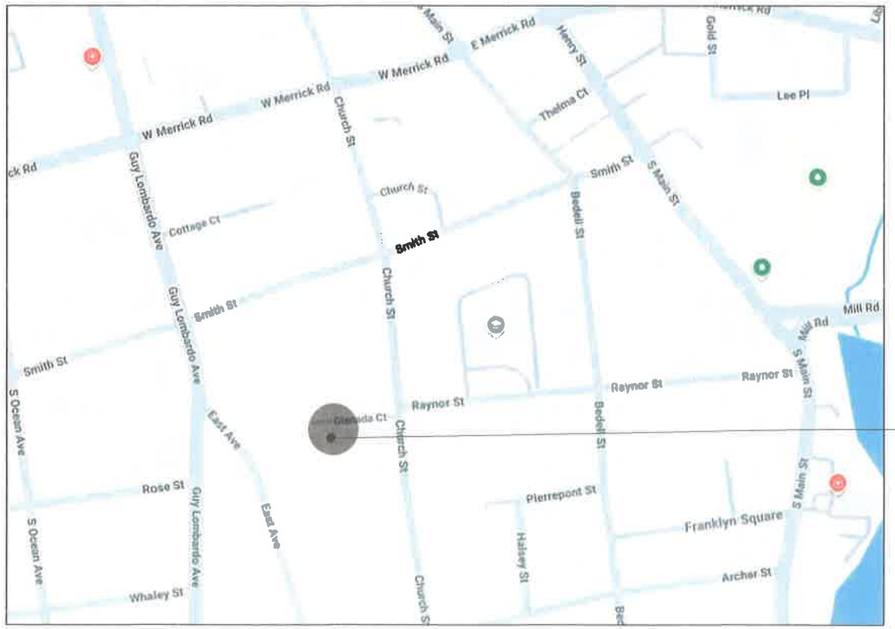

1 LOCATION PLAN

SCALE: N.T.S.

PLOT PLAN

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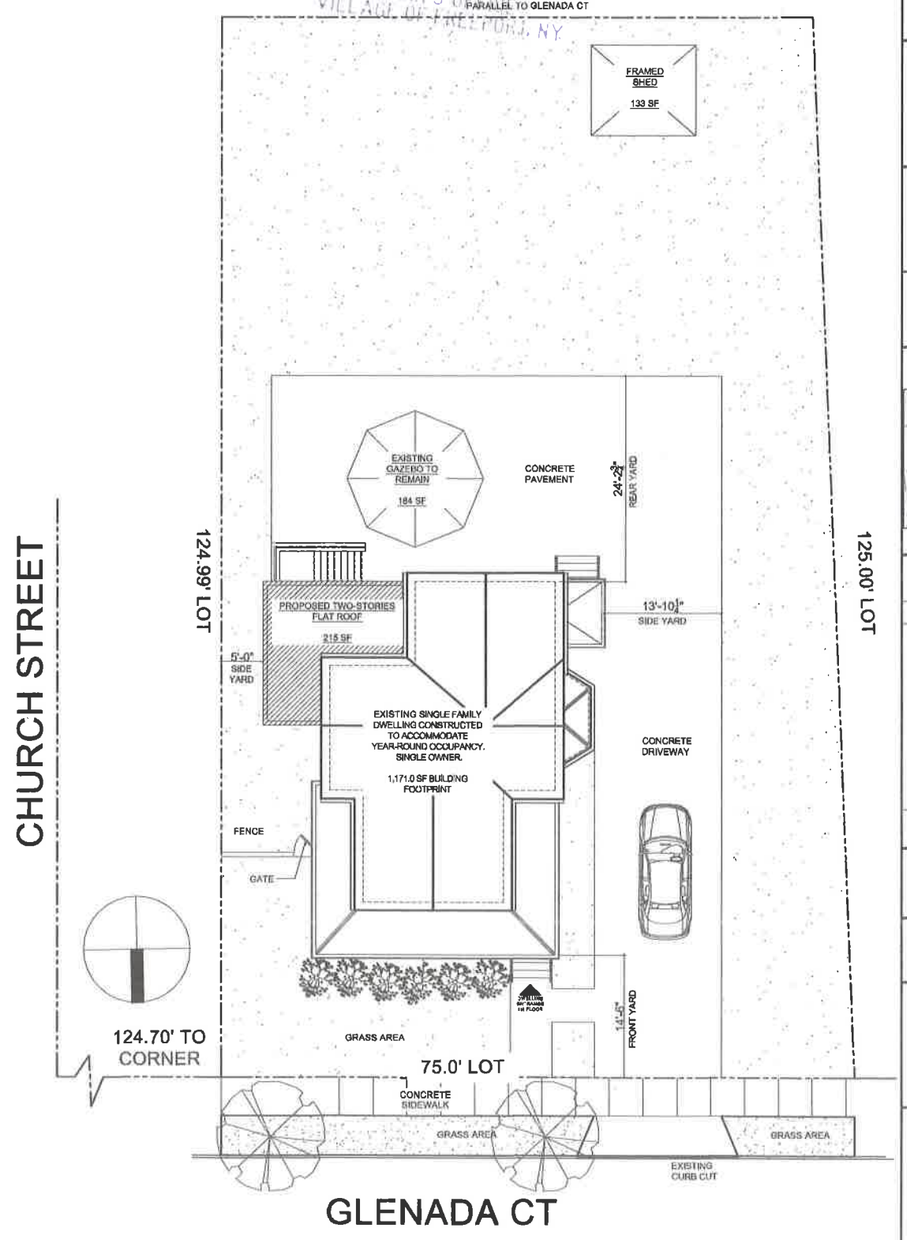

1 PLOT PLAN

SCALE: 1/8"=1'-0"

F360 ARCHITECTURE

Architect
F360 ARCHITECTURE PLLC
Jose R. Cruz R.A.
240 kent Avenue, Brooklyn, NY 11249
T: 718-673-4283
jcruz@f360architecture.com
www.f360architecture.com

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Drawings scales as indicated are for reference only and are not intended to accurately depict actual or design conditions. Written dimensions shall govern.

Client Information
MR. SALVADOR LINARES
129 GLENADA CT,
FREEPORT, NY 11520

Location

Rev.#	Description	Dg	Date
	DOB SUBMISSION		2.11.2025
	DOB RESUBMISSION		4.7.2025

Project Information
129 GLENADA CT,
FREEPORT, NY 11520

DOB Number

Dwg Title
PLOT PLAN, ENERGY ANALYSIS AND AIR SEALING DETAILS

Seal

Date April 2, 2025
Scale AS NOTED
Job No. 65-2024
Drawn by

Dwg No A-002.00

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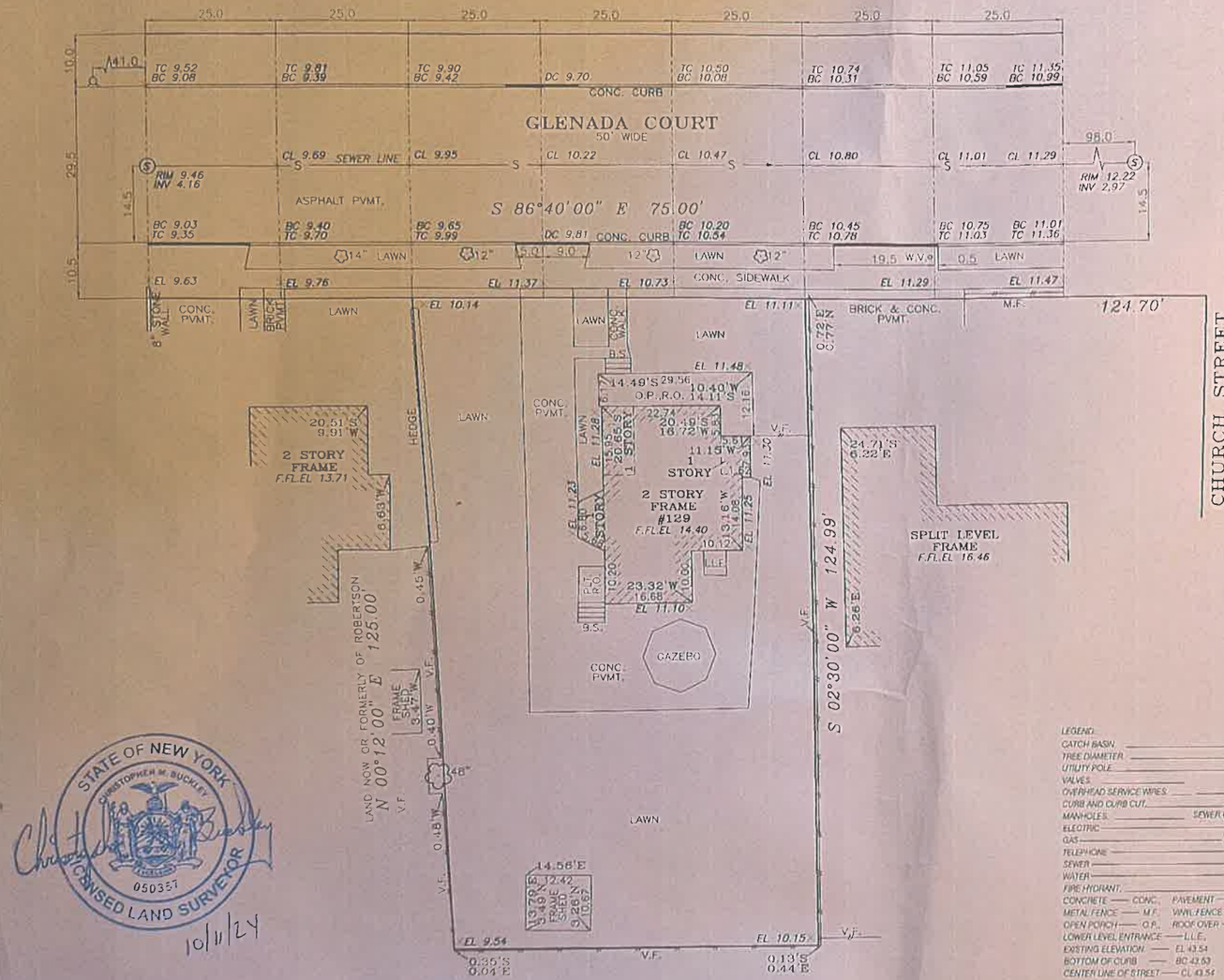
NASSAU COUNTY
MINEOLA, NY



STATE OF NEW YORK
CHRISTOPHER M. BUCKLEY
050357
LICENSED LAND SURVEYOR
10/11/24

NOTES & DISCLAIMERS:

1. *ALL ELEVATIONS REFER TO THE NORTH AMERICAN* ***VERTICAL DATUM OF 1988 (NAVD 88). EXCEPT AS NOTED. USE ONLY THE ELEVATIONS WE PROVIDE ON THIS SURVEY FOR DESIGN. DO NOT USE OR MIX OUR ELEVATIONS (ON THIS SURVEY) WITH ANY ELEVATIONS FROM THE SEWER*** *DEPARTMENT OR ELSEWHERE AS THE DATUMS MAY BE DIFFERENT.*

2. *CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE DESIGNING, INSTALLING OR MODIFYING ANY NEW OR EXISTING CURBS, WALKS OR ROADWAYS IN THE STREETS SHOWN HEREON.*

3. *THE OFFSETS OR DIMENSIONS SHOWN FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PLANTING AREAS, ADDITIONS TO STRUCTURES AND ANY OTHER CONSTRUCTION.*

4. *SUBSURFACE INFORMATION SHOWN HEREON WAS OBTAINED FROM VARIOUS CITY DEPARTMENTS AND/OR PRIVATE UTILITY COMPANIES. THE SURVEYOR DOES NOT CERTIFY AS TO THE ACCURACY OR COMPLETENESS OF THIS DATA AND ALL USERS OF THIS SURVEY AGREE TO HOLD THE SURVEYOR HARMLESS FOR THE LOCATION OF SAID UTILITIES. ALL UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND MUST BE CONFIRMED BY THE USER OF THIS SURVEY PRIOR TO CONSTRUCTION AND/OR THE PURCHASE OF PROPERTY.*

5. *THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS OR NATURAL WATER COURSES IN THE PROPERTY AS SHOWN ON THE SURVEY.*

6. *NO SUBSURFACE UTILITY INFORMATION WITHIN THE PROPERTY IS SHOWN. CONTACT ONE CALL TO HAVE ALL SUBSURFACE UTILITY INFORMATION WITHIN THE PROPERTY MARKED OUT PRIOR TO CONSTRUCTION. THE SURVEYOR WILL NOT BE LIABLE OR HELD RESPONSIBLE FOR DAMAGES TO SUBSURFACE UTILITIES EITHER WITHIN OR OUTSIDE THE SURVEYED PROPERTY DUE TO CONSTRUCTION.*

7. *THE USER OF THE SURVEY EXPRESSLY UNDERSTANDS AND AGREES THAT THE SURVEYOR MAKES NO CLAIM AND DOES NOT GUARANTEE THAT THE SEWERS SHOWN HEREON ARE PUBLIC OR THAT ANY PROPERTIES SHOWN ON THIS SURVEY WILL BE ABLE TO CONNECT TO SAME.*

8. *SEWERS MAY NOT EXIST IN FRONT OF SURVEYED PROPERTY. EXISTENCE OR ABSENCE OF SEWERS MUST BE VERIFIED BY USER OF THIS SURVEY PRIOR TO PURCHASING PROPERTY OR BEGINNING ANY PLANNING OR CONSTRUCTION.*

9. *THE USER OF THIS SURVEY EXPRESSLY AGREES AND UNDERSTANDS THAT SHOULD CHRISTOPHER BUCKLEY, CHRISTOPHER BUCKLEY L.S.P.C., PRECISION SURVEYS, EMPLOYEES THEREOF, BE FOUND LIABLE IN A COURT OF LAW FOR ERRORS OR OMISSIONS ARISING FROM THIS SURVEY THAT THE LIMIT OF LIABILITY IS THE PRICE PAID FOR THIS SURVEY.*

10. *NOT TO BE USED FOR TITLE PURPOSES.*

11. *USE OF THIS SURVEY SIGNIFIES THAT YOU AGREE AND CONSENT TO ALL OF THE ABOVE.*

LEGEND:
CATCH BASIN — C.B.
TREE DIAMETER
UTILITY POLE
VALVES — GAS G.V. WATER W.V. OIL O.V.
OVERHEAD SERVICE WIRES — # O.H.S.W.
CURB AND CURB CUT
MANHOLES — SEWER (S) GAS (G) WATER (W) ELECTRIC (E)
ELECTRIC — E
GAS — G
TELEPHONE — T
SEWER — S
WATER — W
FIRE HYDRANT — HYD.
CONCRETE — CONC., PAVEMENT — PVMT., BRICK STEPS — B.S.,
METAL FENCE — M.F., VINYL FENCE — V.F., EARTHEN GROUND — E.G.,
OPEN PORCH — O.P., ROOF OVER — R.O., METAL GRATING — M.G.,
LOWER LEVEL ENTRANCE — L.L.E., DRAIN — DR 43.54
EXISTING ELEVATION — EL 43.54 TOP OF CURB — TC 43.54
BOTTOM OF CURB — BC 43.53 DROP CURB — DC 43.54
CENTER LINE OF STREET — CL 43.54 LEGAL GRADES — LG 43.60

NOTE:
UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS BLACK INKED OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON AND/OR PERSONS FOR WHOM THE SURVEY IS PREPARED, AND ONLY ON HIS/HER BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

TOTAL HOUSE FOOTPRINT IS 948 sq.ft.
HOUSE FOOTPRINT IS 10.5% OF LOT AREA
TOTAL LOT AREA 9048 sq.ft.
FOR BUILDING DEPARTMENT USE ONLY

TOPOGRAPHIC SURVEY

LOCATED AT:
129 Glenada Court, Freeport
County of Nassau
State of New York

TAX DESIG: Sec. 62, Block 76, Lot 39

Precision Surveys
TITLE*ARCHITECTURAL*BOUNDARY*CONSTRUCTION
40 FRANKLIN AVE. FRANKLIN SQUARE, N.Y. 11010
Phone (718)472-1571 * (516)488-1608 * Fax (718)609-0026
CHRISTOPHER M. BUCKLEY
PROFESSIONAL LAND SURVEYOR

CERTIFIED TO:
Salvador Linares
DATE: October 11, 2024
SCALE: 1" = 20'
Job No.52329
Drawn by MM

RECEIVED
2025 MAY -5

REGISTERED ARCHITECT
JOSE RAMON CRUZ
039510
STATE OF NEW YORK

F360 ARCHITECTURE

129 GLENADA CT,
FREEPORT, NY 11520

Date 4-10-2025
Scale NTS
Job No 65-2024
Dwg No

Dwg Title

RENDERING

SKR-03

RECEIVED
2025 MAY -5 A 10:48
CLERK OF FREEPORT, NY

REGISTERED ARCHITECT
JOSE RAMON CRUZ
039510
STATE OF NEW YORK

360 ARCHITECTURE

129 GLENADA CT,
FREEPORT, NY 11520

Date	4-10-2025
Scale	NTS
Job No	65-2024
Dwg No	

Dwg Title

RENDERING SKR-01

RECEIVED
2025 MAY -5 A 10:48
VILLAGE OF

360 ARCHITECTURE

129 GLENADA CT,
FREEPORT, NY 11520

Date	4-10-2025
Scale	NTS
Job No	65-2024
Dwg No	

Dwg Title

RENDERING

SKR-02

REGISTERED ARCHITECT
JOSE RAMON CRUZ
039510
STATE OF NEW YORK

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

F360 ARCHITECTURE

129 GLENADA CT,
FREEPORT, NY 11520

Date 4-10-2025
Scale NTS
Job No 65-2024
Dwg No

Dwg Title

EAST ELEVATION - SIDE YARD PHOTO 4

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CLERK'S OFFICE
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F360 ARCHITECTURE

129 GLENADA CT,
FREEPORT, NY 11520

Date 4-10-2025
Scale NTS
Job No 65-2024
Dwg No

Dwg Title

SOUTH ELEVATION - REAR YARD PHOTO 3

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VILLAGE OF FREEPORT, NY

F360 ARCHITECTURE

129 GLENADA CT,
FREEPORT, NY 11520

Date 4-10-2025
Scale NTS
Job No 65-2024
Dwg No

Dwg Title

WEST ELEVATION - DRIVEWAY PHOTO 2

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

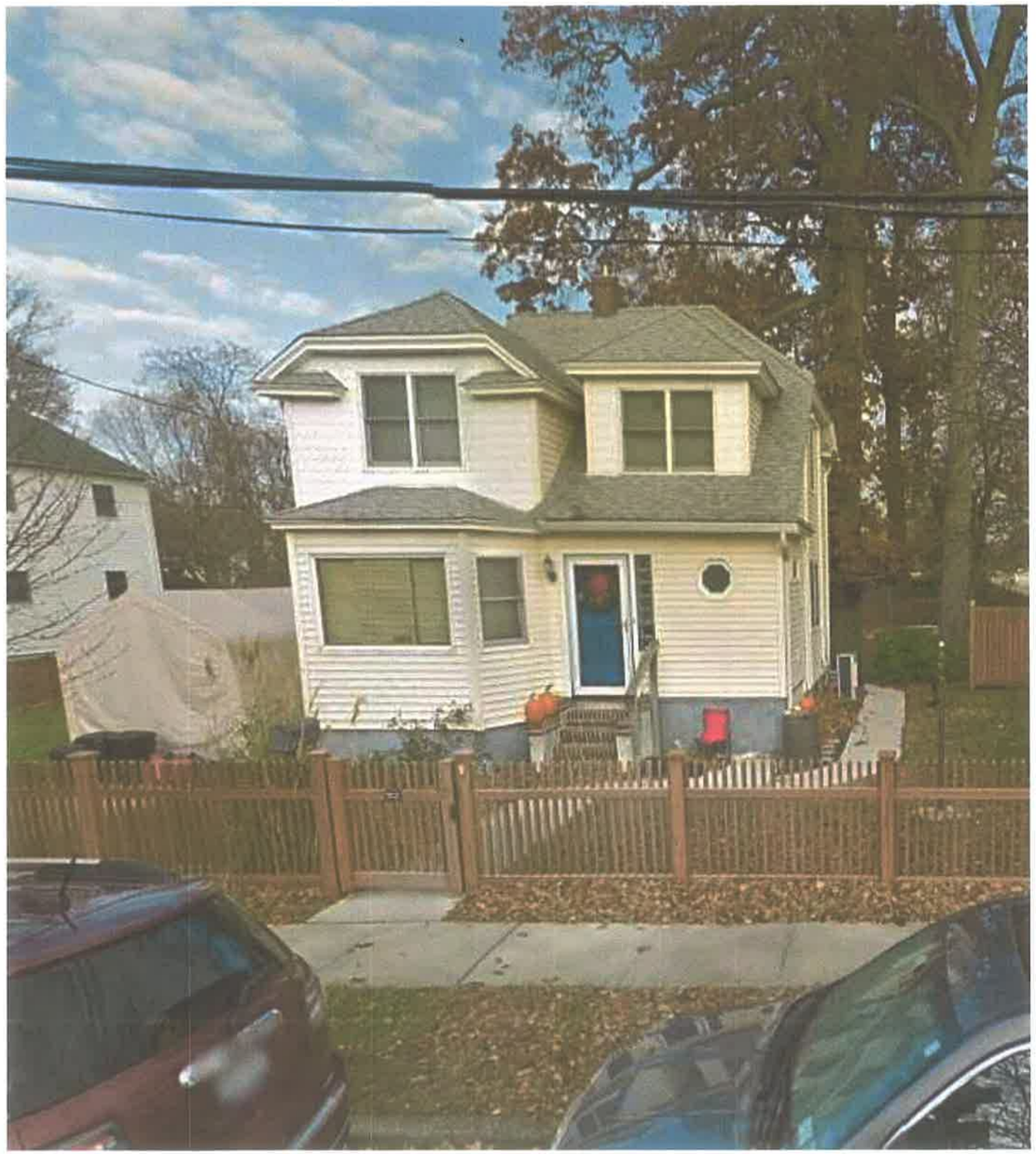
360 ARCHITECTURE

129 GLENADA CT,
FREEPORT, NY 11520

Date 4-10-2025
Scale NTS
Job No 65-2024
Dwg No

Dwg Title

NORTH ELEVATION - STREET FACADE PHOTO-01



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VILLAGE OF FREEPORT, NY

F360 ARCHITECTURE

129 GLENADA CT,
FREEPORT, NY 11520

Date 4-10-2025
Scale NTS
Job No 65-2024
Dwg No

Dwg Title

128 GLENADA CT, FREEPORT, NY 11520 PHOTO 5

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VILLAGE OF FREEPORT, NY

REGISTERED ARCHITECT
JOSE RAMON CRUZ
039510
STATE OF NEW YORK

F360 ARCHITECTURE

129 GLENADA CT,
FREEPORT, NY 11520

Date 4-10-2025
Scale NTS
Job No 65-2024
Dwg No

Dwg Title

135 GLENADA CT, FREEPORT, NY 11520 PHOTO 7

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VILLAGE OF FREEPORT, NY

REGISTERED ARCHITECT
JOSE RAMON CRUZ
039510
STATE OF NEW YORK

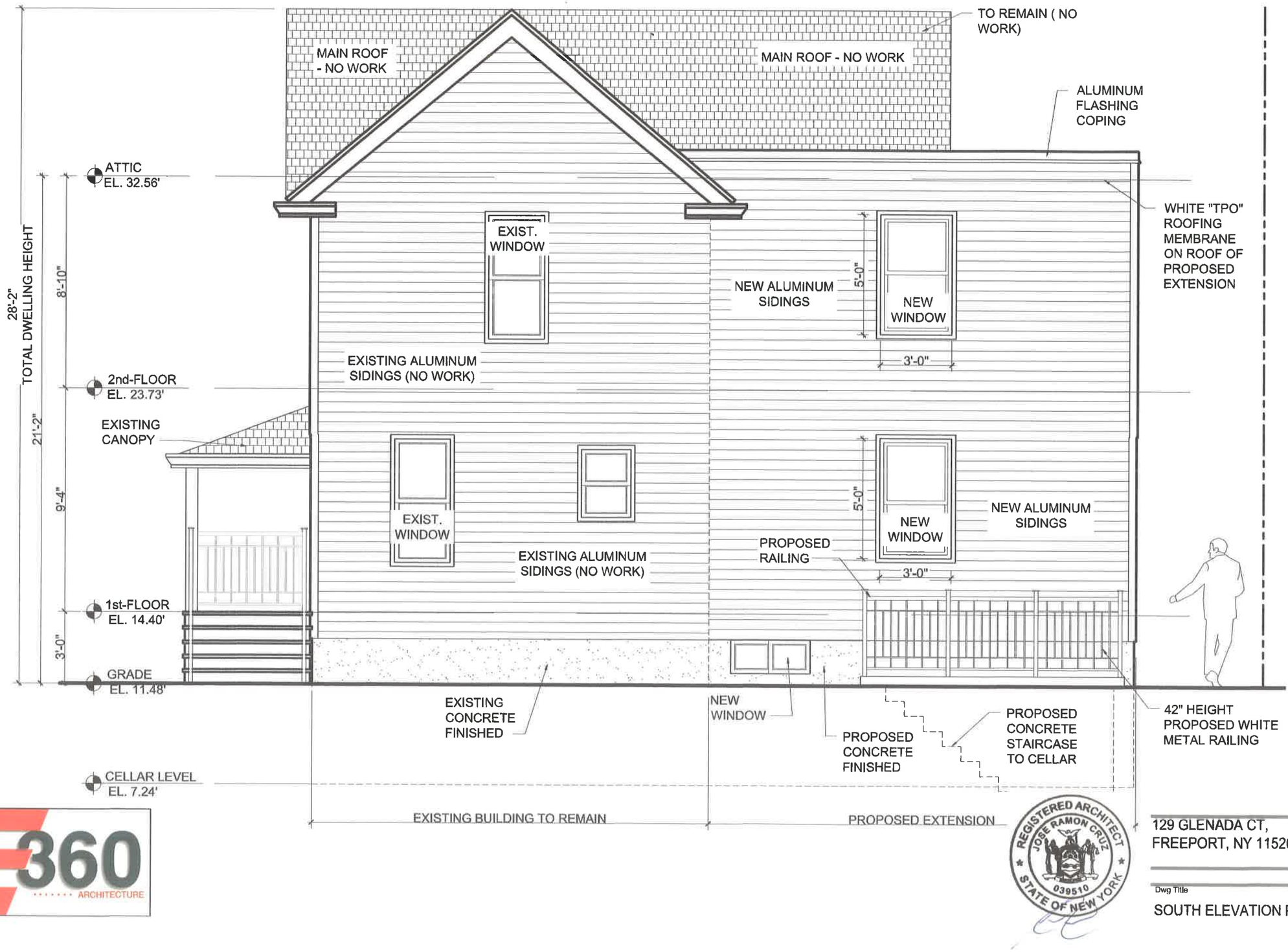
F360 ARCHITECTURE

129 GLENADA CT,
FREEPORT, NY 11520

Date 4-10-2025
Scale NTS
Job No 65-2024
Dwg No

Dwg Title

125 GLENADA CT, FREEPORT, NY 11520 PHOTO 6



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VILLAGE OF FREEPORT, NY

360 ARCHITECTURE

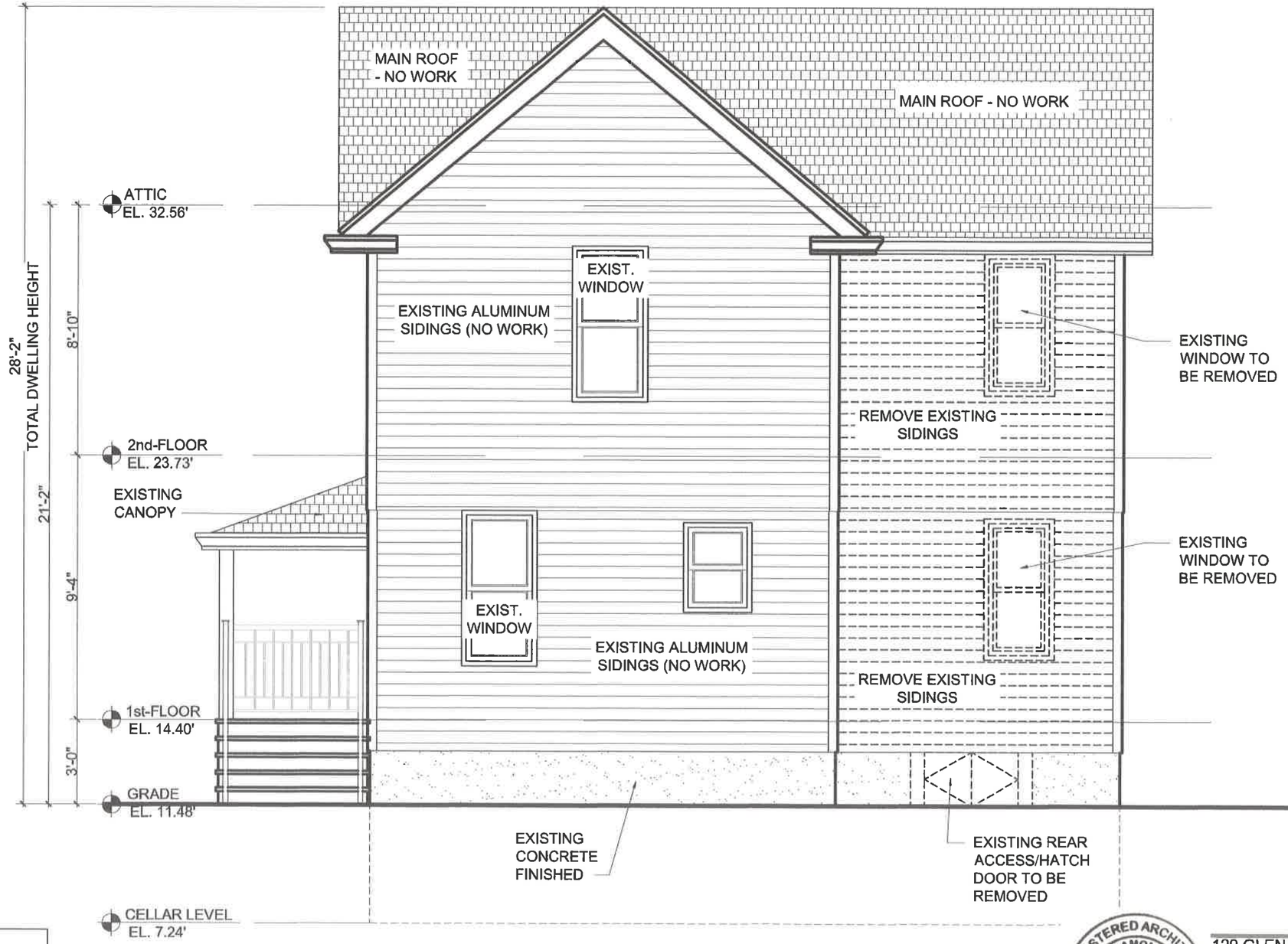
REGISTERED ARCHITECT
JOSE RAMON CRUZ
039510
STATE OF NEW YORK

129 GLENADA CT,
FREEPORT, NY 11520

Date	4-23-2025
Scale	NTS
Job No	65-2024
Dwg No	ELEV-05

Dwg Title

SOUTH ELEVATION PROPOSED - REAR YARD



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360 ARCHITECTURE

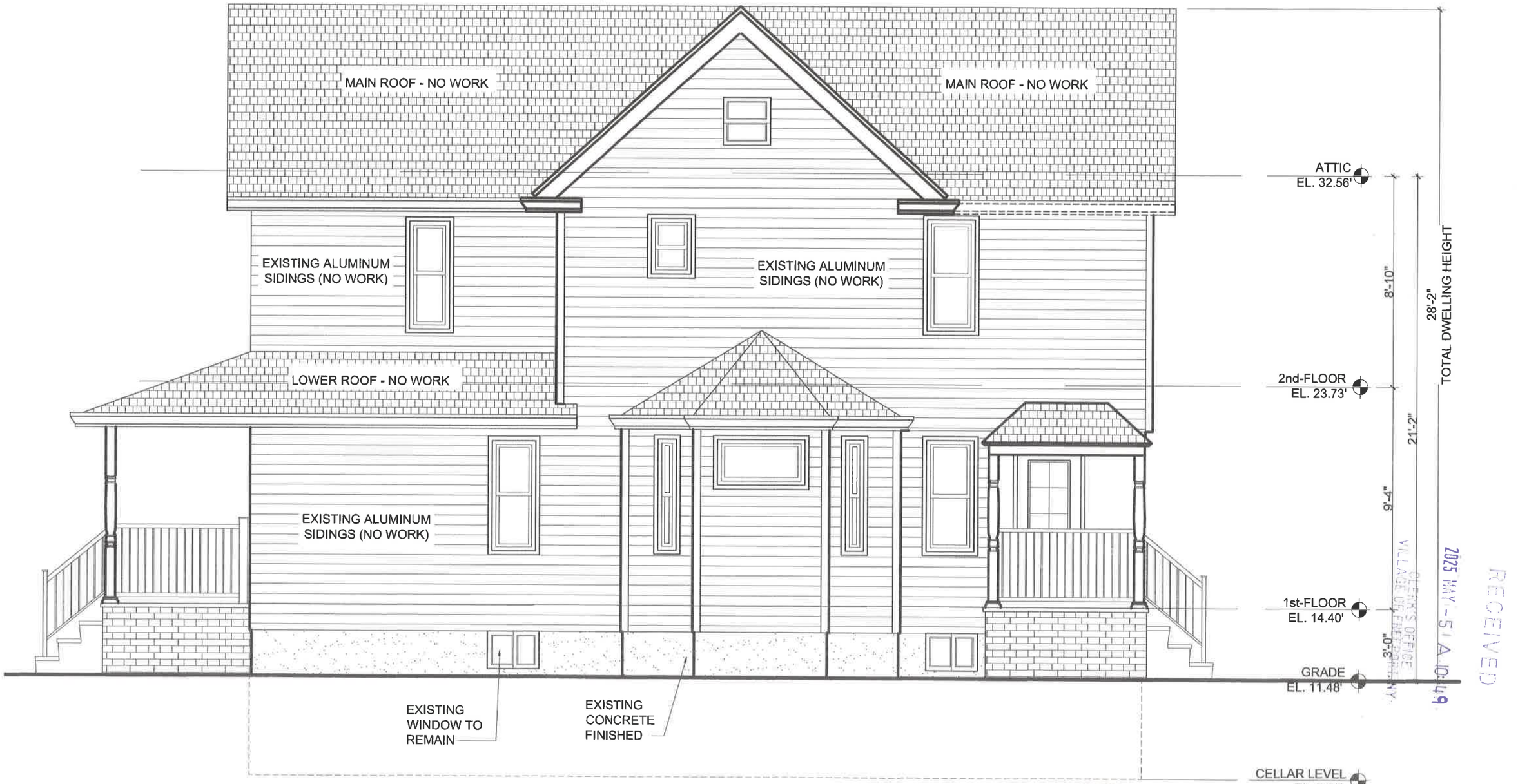
REGISTERED ARCHITECT
JOSE RAMON CRUZ
039510
STATE OF NEW YORK

129 GLENADA CT,
FREEPORT, NY 11520

Date	4-23-2025
Scale	NTS
Job No	65-2024
Dwg No	

Dwg Title

SOUTH ELEVATION EXISTING - REAR YARD ELEV-04



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360 ARCHITECTURE

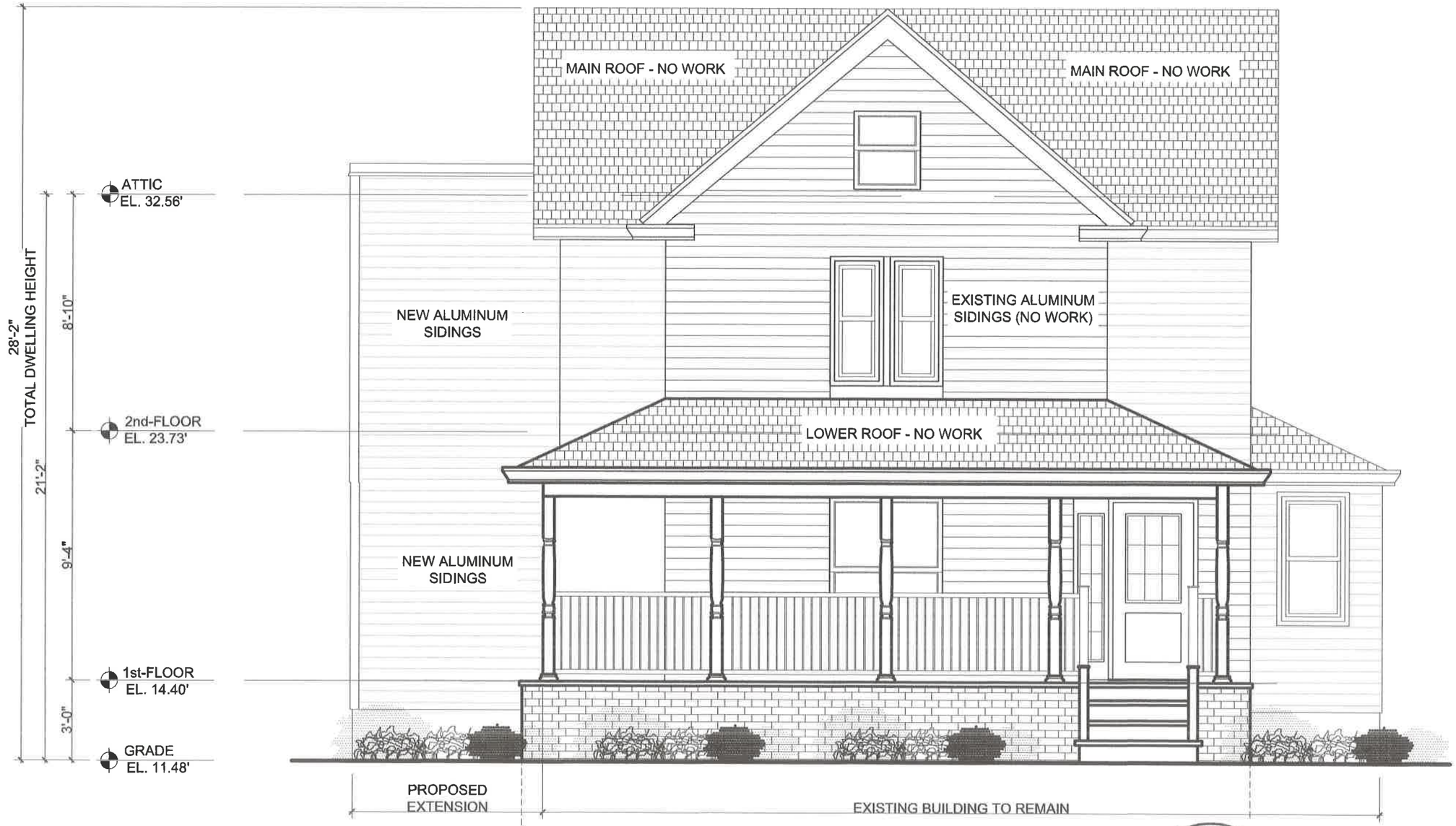
REGISTERED ARCHITECT
JOSE RAMON CRUZ
039510
STATE OF NEW YORK

129 GLENADA CT,
FREEPORT, NY 11520

Date 4-23-2025
Scale NTS
Job No 65-2024
Dwg No

Dwg Title

WEST ELEVATION EXISTING - DRIVEWAY ELEV-03



F360 ARCHITECTURE

REGISTERED ARCHITECT
JOSE RAMON CRUZ
039510
STATE OF NEW YORK

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VILLAGE OF FREEPORT, NY

129 GLENADA CT,
FREEPORT, NY 11520

Date 4-23-2025
Scale NTS
Job No 65-2024
Dwg No

Dwg Title

NORTH ELEVATION PROPOSED - STREET ELEV-02

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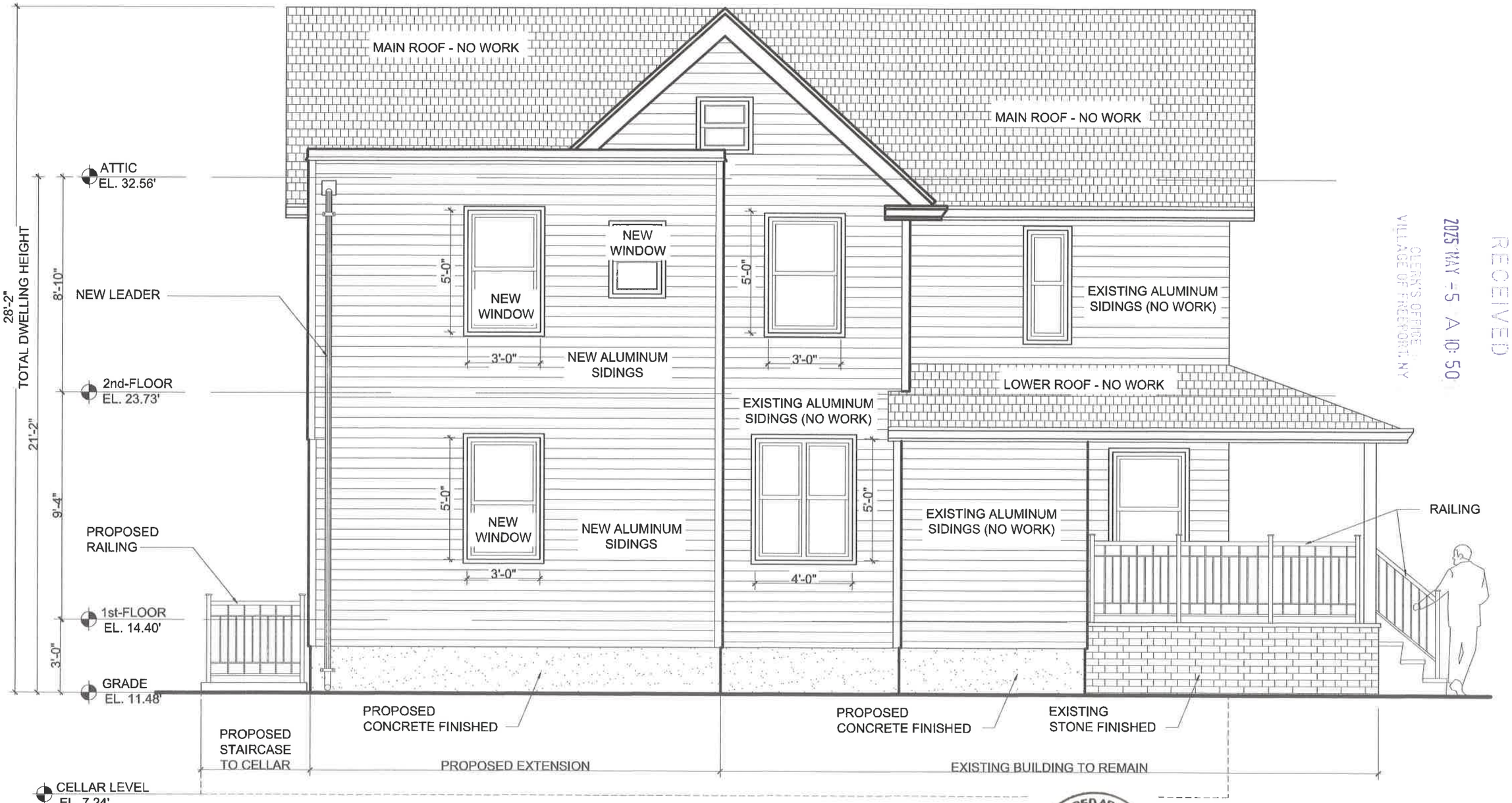
JOSE RAMON CRUZ
039510
STATE OF NEW YORK

129 GLENADA CT,
FREEPORT, NY 11520

Date 4-23-2025
Scale NTS
Job No 65-2024
Dwg No

Dwg Title
NORTH ELEVATION EXISTING - STREET ELEV-01



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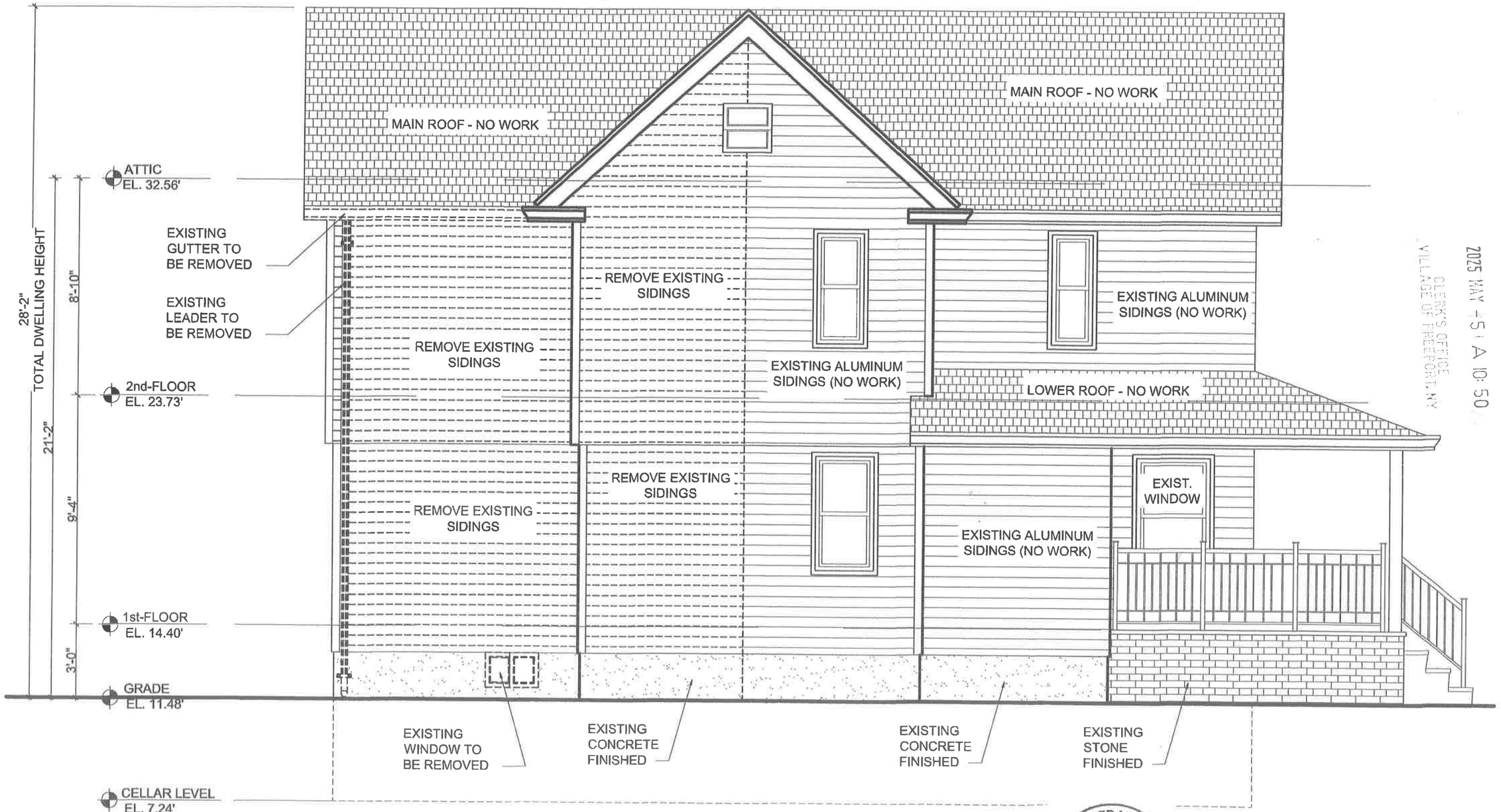
360 ARCHITECTURE

REGISTERED ARCHITECT
JOSE RAMON CRUZ
039510
STATE OF NEW YORK

129 GLENADA CT,
FREEPORT, NY 11520

Date 4-23-2025
Scale NTS
Job No 65-2024
Dwg No

Dwg Title
EAST ELEVATION PROPOSED - SIDEYARD ELEV-07



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360 ARCHITECTURE

REGISTERED ARCHITECT
JOSE RAMON CRUZ
039510
STATE OF NEW YORK

129 GLENADA CT,
FREEPORT, NY 11520

Date 4-23-2025
Scale NTS
Job No 65-2024
Dwg No

Dwg Title
EAST ELEVATION EXISTING - SIDEYARD ELEV-06

SIDING DESCRIPTION AT 129 GLENADA CT, FREEPORT, NY 11520

TYPE OF SIDING:

- MATERIAL: VINYL SIDING
- PROFILE: DOUBLE 5" HORIZONTAL LAP SIDING
- FINISH: LIGHT WOODGRAIN TEXTURE
- INSTALLATION: PANELS ARE HORIZONTALLY INSTALLED WITH STANDARD OVERLAP SEAMS, CORNER TRIM, AND J-CHANNELS AT WINDOW OPENINGS

COLOR:

- MAIN COLOR: LIGHT BLUE (COOL-TONED BLUE WITH SUBTLE GREY UNDERTONES)
- TRIM COLOR: WHITE (USED FOR FASCIA, SOFFITS, CORNERS, WINDOW SURROUNDS, AND DOOR CASINGS)

DESIGN AND FUNCTIONAL NOTES:

VISUAL APPEAL:

THE LIGHT BLUE SIDING PROVIDES A CLEAN, TRADITIONAL LOOK, ENHANCING CURB APPEAL WHILE BLENDING WELL WITH THE WHITE ARCHITECTURAL TRIM.
THIS COLOR COMBINATION IS COMMONLY USED IN VICTORIAN OR COLONIAL REVIVAL HOMES AND FITS WELL IN SUBURBAN SETTINGS.

PROPOSED EXTENSION NOTE:

THE PROPOSED EXTENSION WILL UTILIZE EXTERIOR VINYL SIDING MATCHING THE EXISTING RESIDENCE IN BOTH APPEARANCE AND MATERIAL. SIDING WILL BE INSTALLED IN THE SAME HORIZONTAL PROFILE, TEXTURE, AND COLOR TO MAINTAIN A SEAMLESS AND COHESIVE ARCHITECTURAL LOOK, PRESERVING THE VISUAL CONTINUITY OF THE BUILDING FACADE.

WINDOW DESCRIPTION AT 129 GLENADA CT, FREEPORT, NY 11520

TYPE OF WINDOWS:

- WINDOW STYLE: DOUBLE-HUNG SASH WINDOWS
- OPERATION: VERTICALLY OPERABLE WITH UPPER AND LOWER SASH PANELS.
- CONFIGURATION: SINGLE-LITE (CLEAR PANE), WITHOUT VISIBLE MUNTINS OR GRIDS.

MATERIAL AND FINISH:

- FRAME MATERIAL: VINYL OR VINYL-CLAD (CONSISTENT WITH COMMON RESIDENTIAL RETROFIT OR REPLACEMENT WINDOWS).
- FRAME COLOR: WHITE (CONTRASTS CLEANLY AGAINST THE LIGHT BLUE SIDING AND COORDINATES WITH TRIM)

SIZE AND PROPORTION:

- VARYING IN HEIGHT, WITH PROPORTIONS ALIGNED VERTICALLY FOR TRADITIONAL RHYTHM.
- UPPER FLOOR WINDOWS APPEAR SLIGHTLY SMALLER IN HEIGHT THAN GROUND FLOOR WINDOWS, MAINTAINING ARCHITECTURAL BALANCE.

TRIM AND DETAILING:

- TRIM TYPE: FLAT WHITE WINDOW CASING, INTEGRATED OR APPLIED VINYL TRIM.
- SILL: SLIGHTLY PROJECTING SILL, CONSISTENT WITH VINYL WINDOW DETAILING.
- SURROUNDS: CLEAN, MINIMALISTIC CASING—NO ELABORATE MOLDING OR SHUTTERS, CONTRIBUTING TO A SIMPLE, MODERNIZED TRADITIONAL AESTHETIC.

ANDERSEN 100 SERIES (FIBREX COMPOSITE)

U-FACTOR: ~0.27–0.30

SHGC: ~0.27–0.33 (WITH LOW-E GLASS OPTIONS)

VT: ~0.49–0.56 (VARIES BY GLAZING)

AIR LEAKAGE: ≤ 0.3 CFM/FT² (FACTORY TESTED)

ENERGY EFFICIENCY:

- AVAILABLE WITH LOW-E GLASS, DUAL-PANE, AND ARGON GAS-FILLED OPTIONS TO MEET OR EXCEED ENERGY STAR® STANDARDS IN ALL CLIMATE ZONES.
- EXCELLENT THERMAL INSULATION PROPERTIES HELP REDUCE HEATING AND COOLING LOADS.

AESTHETIC FLEXIBILITY:

- INTERIOR FINISHES: WHITE
- EXTERIOR FINISH: WHITE.
- STYLE: DOUBLE-HUNG.

PROPOSED ROOF NOTE:

THE PERMANENT INSULATED ROOFING SYSTEM SHALL CONSIST OF THE FOLLOWING COMPONENT NECESSARY TO SATISFY THE REQUIREMENTS FOR THE GUARANTEE STATED HERE IN: PROVIDE 6" MINIMUM TAPERED INSULATION. INSULATION OR ANY OTHER THICKNESS REQUIRED TO ACHIEVE R-33 MINIMUM. THE FINISH LAYER SHALL BE EPDM ROOF MEMBRANE FOR 30 YEAR WARRANTY. PROVIDE ALL OTHER COMPONENTS. PRECOAT SPRAY PAINT EPDM FOR MINIMUM OF 78 SR1 ROOF TO BE PITCHED TO ROOF DRAINS.

RECEIVED
2025 MAY -6 A 10:50
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

360 ARCHITECTURE

REGISTERED ARCHITECT JOSE RAMON CRUZ 039510 STATE OF NEW YORK

129 GLENADA CT,
FREEPORT, NY 11520

Date 4-23-2025
Scale NTS
Job No 65-2024
Dwg No

Dwg Title
SIDING, WINDOWS AND ROOF NOTES ELEV-08

Application Date: 5/5/25
Fees Paid: $385.00

SP# 3824

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

NOTE: ACCEPTANCE OF THIS APPLICATION BY THE VILLAGE CLERK'S OFFICE DOES NOT CONSTITUTE A COMPLETE APPLICATION

PROPERTY ADDRESS: 67 S. Main St. Freeport, NY ZONING DISTRICT Business B

SECTION 55 BLOCK 205 LOT 19. LOT SIZE: 3,000 S.F. (20' x 150').

☐ TENANT **APPLICANT** ☐ LESSEE	**PROPERTY OWNER**
Name: 67 South Jara LLC	Name: 67 South Jara LLC Dayanira Haverly.
Address: 133 Clark Avenue Massapequa NY 11758.	Address: 133 Clark Avenue Massapequa, NY 11758.
Telephone #: 917 251 7614 - 516 993 5510 631 575 6254.	Telephone #: 516 993 5510.

Attorney Name: Anthony C. Curcio
(optional) Phone #: 631 943 8351
516 809 8483.

Address: 40 Marcus Drive, Suite 100
Melville, NY 11747.

Present Land Use: Commercial/Residential. (Mix.)

Proposed Land Use: No change.

Description of Proposed Work: Maintain. Construction 55 S.F. front addition on First Floor.

I request a preliminary meeting: ____ YES __x__ NO

I request a waiver of the public hearing and hereby certify the following:

A. The subject property is zoned Residence A or Residence AA.
B. The proposed construction is not a new building or dwelling.
C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied.

____ YES __x__ NO

Dayanira Haverly
APPLICANT'S SIGNATURE

4/28/2025
DATE

Sworn to before me this 28 day of 04, 2025
Leandro Firpo
Notary Public

LEANDRO FIRPO
Notary Public - State of New York
NO. 01FI6189540
Qualified in Suffolk County
My Commission Expires 6/30/2028

VILLAGE CLERK'S OFFICE FREEPORT, N.Y.
2025 MAY -5 P 12:10
RECEIVED

***

Property Owner's Consent:

I, 67 South Jara LLC. am (are) the owner(s) of the subject property and consent to the filing of this application.

Dayanira Haverly.
PROPERTY OWNER'S SIGNATURE

4/28/2025
DATE

Sworn to before me this 28 day of 04, 2025
Leandro Firpo
Notary Public

LEANDRO FIRPO
Notary Public - State of New York
NO. 01FI6189540
Qualified in Suffolk County
My Commission Expires 6/30/2028

***

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: ____ YES ____ NO

Date of Hearing: _____
Date of Decision: _____
____ Approved ____ Denied

Village Clerk's Signature: _____ Date: _____

Planning Board Signature: _____ Date: _____

Rev. 12/10 **PLEASE SEE REVERSE SIDE FOR SUBMISSION CHECKLIST** Rev. 12/10

INC. VILLAGE OF FREEPORT

Department of Buildings
46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
May 06, 2025

67 South Jara LLC
67 South Main Street
Freeport, NY 11520

RE: **67 S Main St, Freeport, NY**
Zoning District – Business B Sec. 55 Blk. 205 Lot 19
Building Permit Application #20222789
Description: Maintain 55 SF front addition on first floor.

Dear Sir/Madam

The above referenced application was initially reviewed by the Building Department and it has been determined that in order to proceed with the application process, additional approval from the Site Plan Review Board will be required.

For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the **Village Clerk's Office at 516-377-3632** to make an appointment, during normal business hours, to review the completed application. Changes or additional information may be required for the application; therefore, only **ONE** complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's Office. **Only after this initial appointment should the additional copies be made**.

Be further advised that you must submit an application to the Site Plan Review Board within sixty (60) days of the date of this letter. In the event that you do not file an application within the allotted sixty (60) days, this letter will expire and the Building Permit Application in conjunction with same will be cancelled. Subsequently, a new Building Permit Application and filing fees will be required.

If you should have any questions or require any additional information with reference to the Site Plan Review Board Application, please call the **VILLAGE CLERK'S OFFICE** at 377-3632.

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez
cc: Village Clerk
ZBA Approval Needed: **NO**

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration ____ Positive Declaration

In accordance with Section 8-0113, Article 8 of the New York Environmental Conservation Law and Chapter 110 of the Village Code, this Department has conducted an initial review to determine whether the following project may have a significant effect on the environment and on the basis of that review hereby finds:

X **The proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Statement.**

—— **The proposed project may have a significant effect on the environment and therefore requires the preparation of an Environmental Impact Statement. (See reasons below)**

Project:

Building Permit App. 20222789

Location: 67 South Main St, Freeport, NY
Applicant: 67 South Jara LLC
Description: Maintain 55 SF front addition on first floor.

Lead Agency: Department of Buildings for the Board of Trustees Village of Freeport 46 North Ocean Avenue, Freeport, NY

Agency Contact Person: Superintendent of Buildings (516) 377-2242

REASON(S) FOR DETERMINATION

This finding is based upon Section 617.10 of Article of the New York Environmental Conservation Law, the criteria for determining what actions may have a significant effect on the environment, as follows:

A)

B) Possible environment effects identified: (only if positive determination)

Dated: May 06, 2025

Sergio A. Mauras
Sergio A. Mauras
Superintendent of Buildings

IMPORTANT: This declaration and supporting attachments are open for inspection and public response at the office of the Superintendent of Buildings.

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y. APPLICATION NO. 20222789

Filing Date 4-26-2022

Application for Erection of Buildings or Alterations

IMPORTANT – Applicant to complete all items in sections: I, II, III, IV, V Business B

I. LOCATION OF BUILDING

AT LOCATION (No.) 67 (Street) South Main Street ZONING DISTRICT ~~Commercial~~

BETWEEN (Cross Street) W. Sunrise AND (Cross Street) W. Merrick

SECTION 55 BLOCK 205 LOT 19 APPROX. LOT SIZE 20 x 150 LOT AREA 3,000 ±

II. TYPE AND COST OF BUILDING – All applicants complete Parts A - D.

A. TYPE OF IMPROVEMENT

1 [ ] New building
2 [ ] Addition-Alteration (If residential, enter number of new housing units added. If none-state none _____
3 [ ] Swimming Pool
4 [ ] Repair (replacement)
5 [ ] Bulkhead (New, Repair)
6 [ ] Fence
7 [ ] Moving (relocation)

B. PROPOSED OR EXISTING USE

RESIDENTIAL
11 [ ] One Family
12 [ ] Two families
13 [X] Apartment - Enter No. of Units 1
14 [ ] Transient hotel, motel, or dormitory - Enter No. of Units ____
15 [ ] Garage or Accessory Structure
16 [ ] Other - Specify

NON RESIDENTIAL - Complete Part "E"
17 [ ] Industrial
18 [ ] Office, bank, professional
19 [ ] Store, mercantile
20 [ ] Church, other religious
21 [ ] Hospital, institutional
22 [X] Other - Specify Mixed Residential-Commercial

C. COST

10 TOTAL COST OF IMPROVEMENT $ 65,000

D. DESCRIPTION OF PROJECT

Basement = No Changes
1st Floor = Interior Renovation 2 Retail Spaces.
2ND Floor = Interior Renovation 2 bedrooms Apt.
Const. Add 555± F² Front Addition on First Fl.

III. IDENTIFICATION – To be completed by all applicants

	NAME	MAILING ADDRESS – Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	67 South Jarq LLC	133 Clark Ave Massapequa NY 11758	516 993 5510
2. Contractor	RJG Construction Inc	29 Northcote Rd. Westbury NY 11590	516 860 6352
3. Architect or Engineer	Green Design Hope Drafting Svc.	130 N. Windhorst Avenue Bethpage NY 11714 125 Cortland Street Copiague NY 11726	516 476 8168 631 575 6254.

IV. OWNER - CONTRACTOR STATEMENT

Building permit is issued subject to the provisions of Section 57 of the Workmen's Compensation Law.

Workmen's Compensation Certificate No. _____ Company _____ Exp. Date _____

Contractor or Owner (Print) RJG Construction Inc.

Address 29 Northcote Rd Westbury NY 11590

Phone 516 860 6352.

State of New York

County of Nassau

Dejanira Haverly (Print) being duly sworn, says that she (He or She) is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of Her (His or Her) knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.

Sworn to before me this 26 day of April, 2022

Notary Public, County, N.Y.

X Dejanira Haverly (Applicant Signature)

LIA D DURAN
NOTARY PUBLIC
NO. 01DU6127708
QUALIFIED IN NASSAU COUNTY
MY COMMISSION EXPIRES 5/31/25
STATE OF NEW YORK

V. FLOOD ZONE

IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE?
YES _____ NO X
IF YES, WHICH ZONE? _____

IS PROJECT TO REPAIR FLOOD DAMAGE?
YES _____ NO X

PROJECT DESCRIPTION

Total/First Flr Square Feet	2,914
Upper Flrs Square Feet	1447
# of Fixtures	4
# of Floors	2
Occup. Type	Mixed

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BUILDING DEPT.
VILLAGE OF FREEPORT

VI. VALIDATION (Official Use Only)

Building Permit Number _____
Building Permit Issued _____
Building Permit Fee $ _____

Approved by:

Superintendent of Buildings

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project: 1st and 2nd Floor Interior Renovation - Ext. Renovation.

Project Location (describe, and attach a location map):
67 South Main Street Freeport NY 11520.

Brief Description of Proposed Action:
Basement = No changes.
1st Floor = Interior Renovation 2 Retail Spaces.
2nd Floor = Interior Renovation 2 bedrooms Apt.
Construction Add. 55 S.F. Front Addition on First Floor.

Name of Applicant or Sponsor: 67 South Jura LLC (Deyanira Haverly)

Telephone: 516 9935510.

E-Mail: msdianahaverly@gmail.com

Address: 133 Clark Ave

City/PO: Massapequa.

State: NY

Zip Code: 11758

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	X	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	X	

3.a. Total acreage of the site of the proposed action? 0. acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

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	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		X	
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	X	X	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	X		
b. Are public transportation service(s) available at or near the site of the proposed action?			X
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			X
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	X		
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? ☐ NO ☒ YES] If No, describe method for providing potable water: _____	NO	YES	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? ☐ NO ☒ YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	X		
b. Is the proposed action located in an archeological sensitive area?			
	X		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	X		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
	X		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☒ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	X	
16. Is the project site located in the 100 year flood plain?	NO	YES
	X	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties? ☒ NO ☐ YES		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES		

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	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____		

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: 67 South Jam LLC. Date: 03-06 2025.

Signature: Dayanira Haverly, Beatriz FIRA (Expediter).

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

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	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	X	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	X	
7. Will the proposed action impact existing: a. public / private water supplies?	X	
b. public / private wastewater treatment utilities?	X	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	X	

	Yes, a small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	X	
11. Will the proposed action create a hazard to environmental resources or human health?	X	

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

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☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

[illegible] that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

67 SOUTH MAIN STREET, FREEPORT, NY 11520

FRONT VIEW

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67 SOUTH MAIN STREET, FREEPORT, NY 11520

BACK VIEW

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67 SOUTH MAIN STREET, FREEPORT, NY 11520

TOP VIEW

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VILLAGE

2ND FLOOR BACK VIEW
PHOTO FROM ROOF

PHOTO FROM ROOF

PHOTOS OTHERS PARCELS NEXT TO AND IN FRONT OF SUBJECT PARCEL

61-65 SOUTH MAIN ST.
FREEPORT, NY 11520

RIGHT SIDE
OF SUBJECT PARCEL
(MAIN STREET VIEW)

69 SOUTH MAIN ST.
FREEPORT, NY 11520

LEFT SIDE
OF SUBJECT PARCEL
(MAIN STREET VIEW)

71-73-75 SOUTH MAIN ST.
FREEPORT, NY 11520

LEFT SIDE
OF SUBJECT PARCEL
(MAIN STREET VIEW)

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PHOTOS OTHERS PARCELS NEXT TO AND IN FRONT OF SUBJECT PARCEL

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87-89 SOUTH MAIN ST.
FREEPORT, NY 11520
BACK RIGHT SIDE
OF SUBJECT PARCEL
(PARKING LOT VIEW)

85 SOUTH MAIN ST.
FREEPORT, NY 11520
BACK RIGHT SIDE
OF SUBJECT PARCEL
(PARKING LOT VIEW)

61-63-65 SOUTH MAIN ST.
FREEPORT, NY 11520
BACK LEFT SIDE
OF SUBJECT PARCEL
(PARKING LOT VIEW)

77 SOUTH MAIN ST.
FREEPORT, NY 11520
BACK RIGHT SIDE
OF SUBJECT PARCEL
(PARKING LOT VIEW)

71-13-75 SOUTH MAIN ST.
FREEPORT, NY 11520
BACK RIGHT SIDE
OF SUBJECT PARCEL
(PARKING LOT VIEW)

69 SOUTH MAIN ST.
FREEPORT, NY 11520
BACK RIGHT SIDE
OF SUBJECT PARCEL
(PARKING LOT VIEW)

67 SOUTH MAIN STREET, FREEPORT, NY 11520
PHOTOS OTHERS PARCELS NEXT TO AND IN FRONT OF SUBJECT PARCEL

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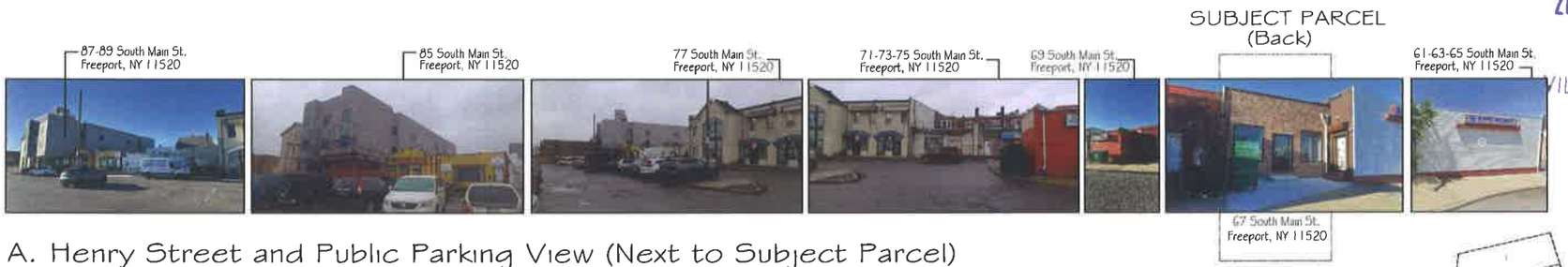
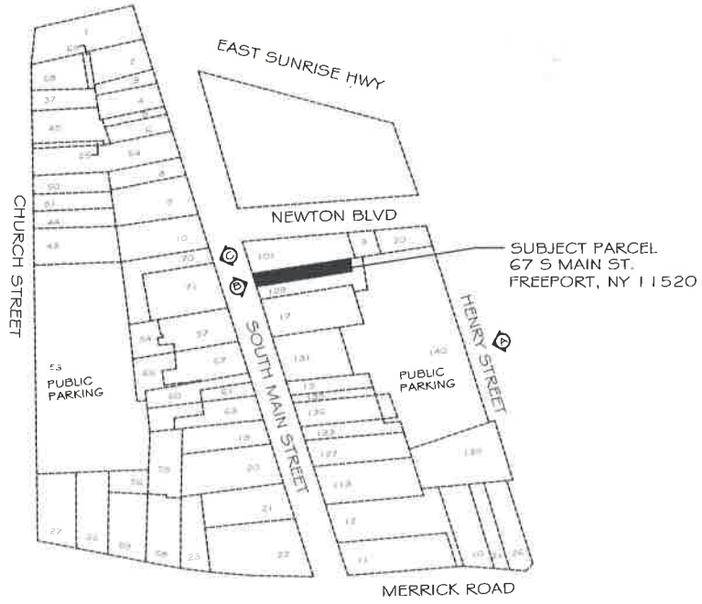


A. Henry Street and Public Parking View (Next to Subject Parcel)

B. South Main Street View (Next to Subject Parcel)

C. South Main Street View (Front to Subject Parcel) Across Street of Subject Parcel



TITLE No:

SURVEY No: N-55-205-19

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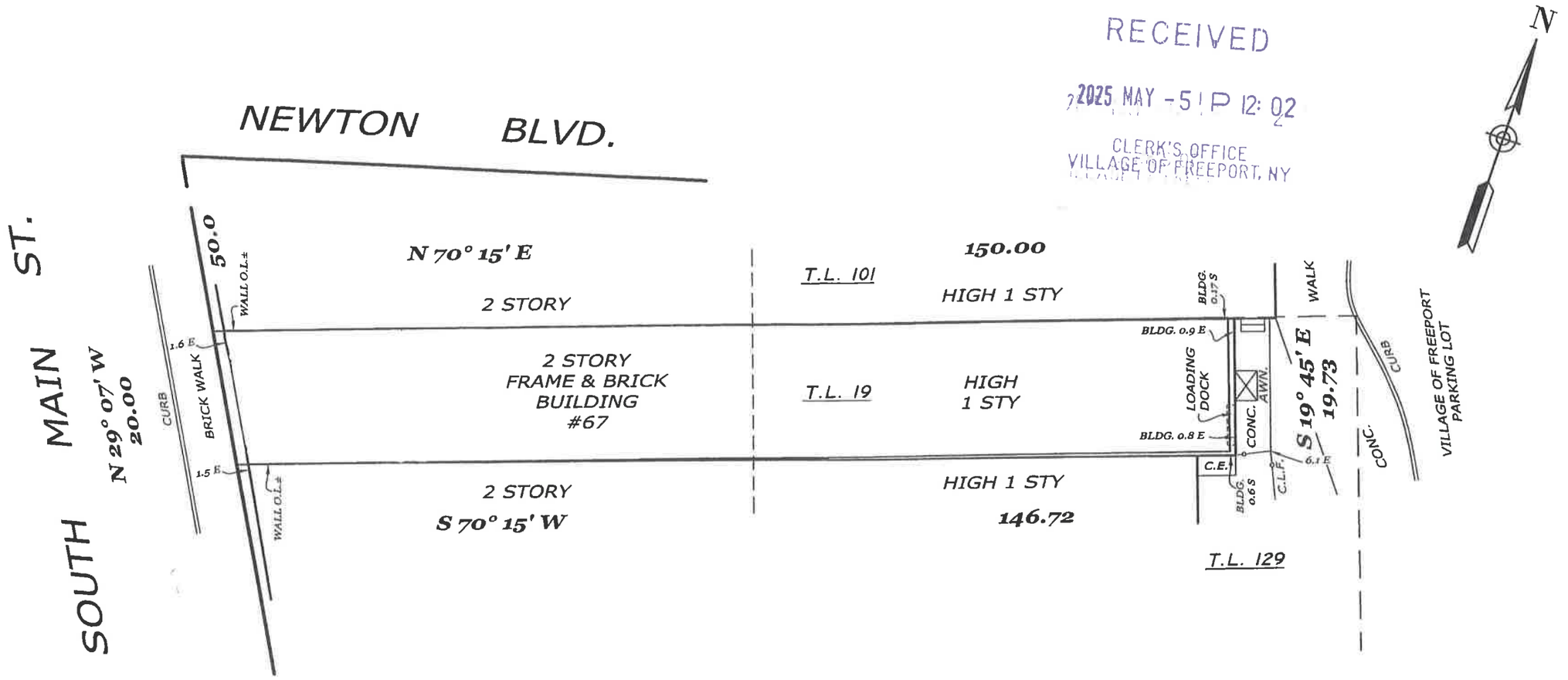

Peter J. Brabazon PLS, P.C.
Professional Land Surveyor
430 West Old Country Rd, Hicksville NY 11801
Phone: (516) 822-5111 Fax: (516) 822 4395
www.BrabazonSurveying.com

Successor to:
KENNETH S. O'BRIEN - BALDWIN & CORNELIUS - PETER & WALTER KEMPA - FREDERICK W. KAHLER - GEORGE H. WALBRIDGE CO. (W. SUFFOLK) - PETER L. PFLEIDERER JR. - ARTHUR W. LEACH - H.F. BISHOP - ROBERT D. JONES (NASSAU) - SHAH ASSOCIATES - JULIUS JARGSTORFF - MURRETT H. DELORME - WILLIAM H. SEAMAN - JEFFEREY J. ROBERTSON - H.A. SCHMIELAU - IVAN E. CZIPOTT - C.A. MONROE - KAHLER & PYNCHON - SMITH

STATE OF NEW YORK
PETER J. BRABAZON
050083
LICENSED LAND SURVEYOR

SURVEY OF PROPERTY AT: FREEPORT

MAP: NASSAU COUNTY TAX MAP

SECTION: 55 BLOCK: 205 LOT(S): 19

FILED: CASE No.

MAP No.: COUNTY OF: NASSAU, N.Y.

SURVEY DATE: 02/15/2022

GUARANTEED TO:

- NOT FOR TITLE PURPOSES -

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SEC. 7209 OF THE N.Y.S. EDUCATIONAL LAW
COPIES OF THIS SURVEY NOT BEARING THE SURVEYOR'S INKED OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.
OFFSETS OF BUILDINGS AND OTHER POSSESSIONS ARE NOT TO BE USED FOR CONSTRUCTION OR DESIGN PURPOSES. SUBSURFACE CONDITIONS ARE NOT SHOWN. EASEMENTS & RIGHT OF WAY OF RECORD IF ANY, NOT SHOWN. GUARANTEES INDICASTED HEREON ARE NOT TRANSFERABLE.

LEGEND

O.H.S.W. — FENCE
O.L. — SHRUBS/HEDGES
OVER HEAD SERVICE WIRES
ON-LINE

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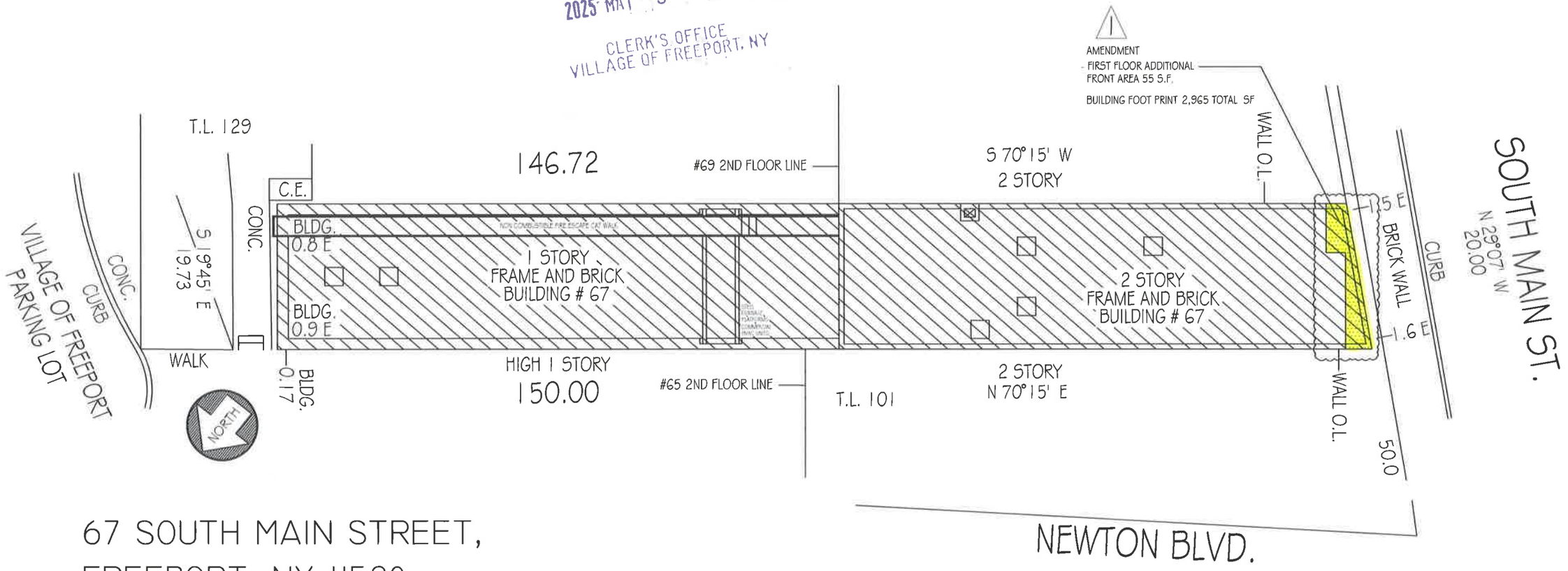


67 SOUTH MAIN STREET,
FREEPORT, NY 11520

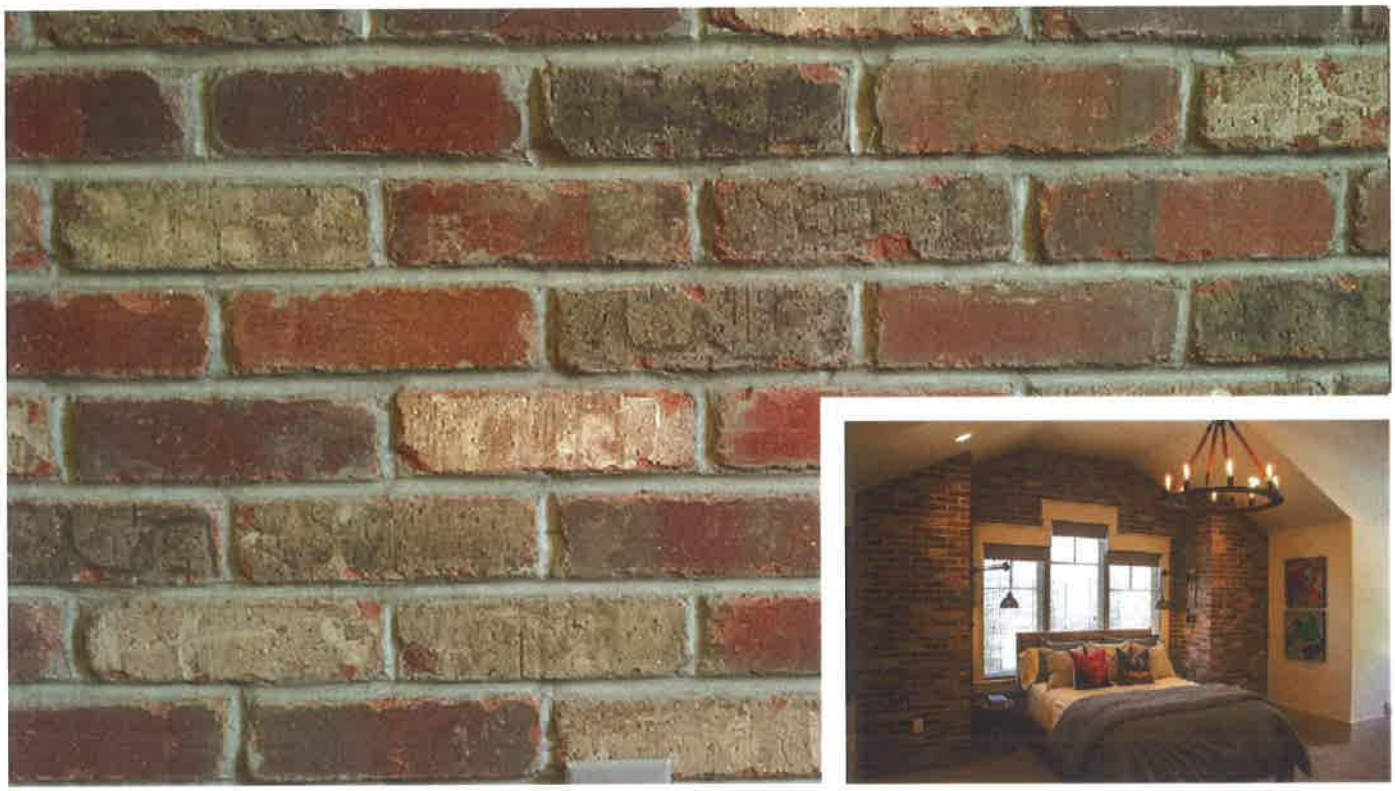
PLOT PLAN

SCALE NTS

Castle Gate

oldmill
THIN BRICK SYSTEMS

Colonial Collection - Information Sheet



Pictured: Tumbled Castle Gate | Grey mortar

Red clay variations as a base with pops of burnt mocha, white wash, and earthly contrasts.

Available Sizes	2 1/4" Modular
Available Textures	Tumbled
ASTM Specifications	C1088 *special shapes, corners, trim pieces & loose brick slabs.
ASTM Type	TBS - grade SW
ASTM Dimensions	2 1/4" x 7 5/8" x 1/2"
Comprehensive Strength	3,000 lbs psi
System Designs	Residential: TMS 402 ACI 530 ACSE 5 Commercial: TMS 402
Cleaning Recommendations	See BIA Technical Note 20 "Cleaning Brick"

Colors illustrated above are fairly represented, but may be depicted differently through photography limitations.

Available Formats

Brickwebb Sheets - Flats
BW-37006CS

Brickwebb Sheets - Corners
BWC-37006CS

Thin Brick Singles - Flats
TB-27006CS

Thin Brick Singles - Corners
TBC-27006CS

Thin Brick Sample
S-27006

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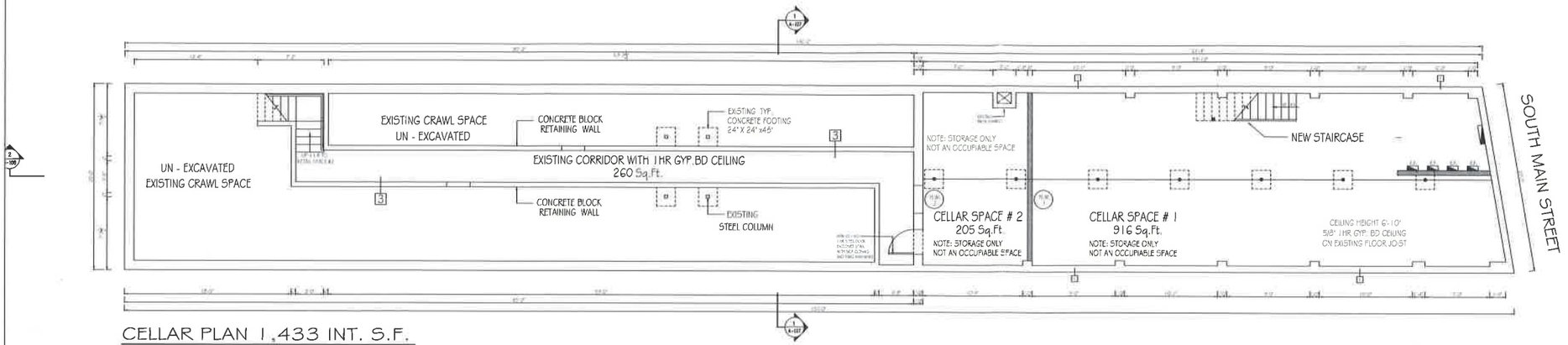
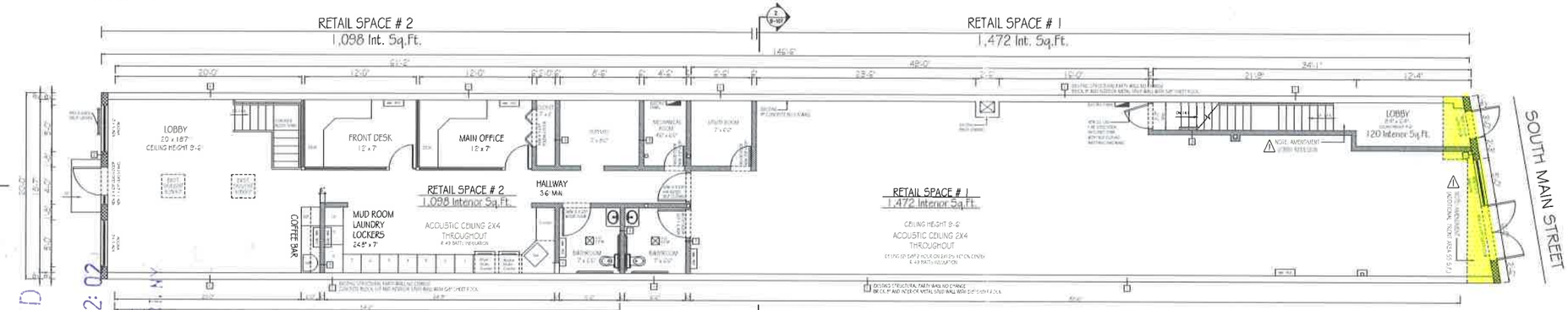


CELLAR PLAN 1,433 INT. S.F.

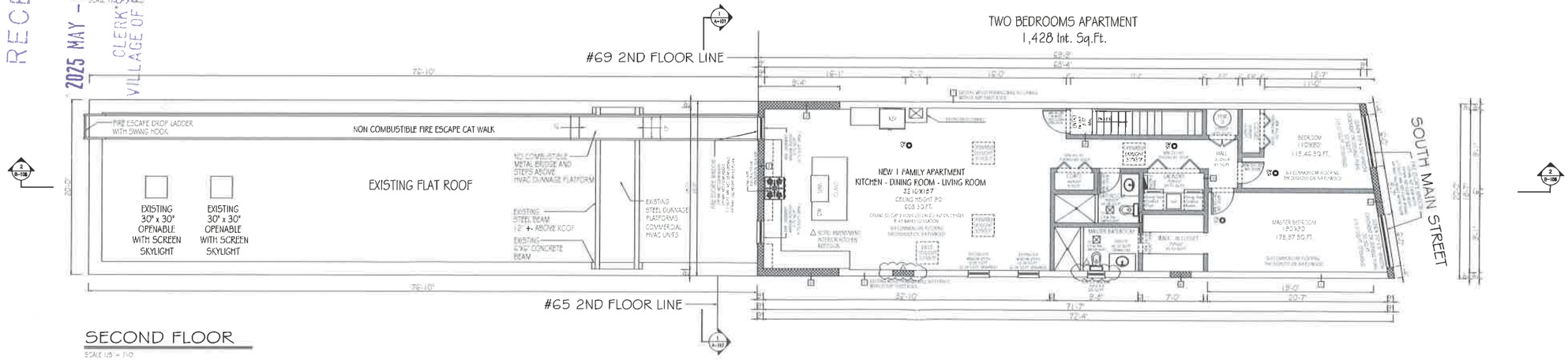
SCALE 1/8" = 1'-0"



FIRST FLOOR 2,965 SF

NOTE: INCLUDED 55 S.F. AMENDMENT (ADDITIONAL FRONT AREA)

SCALE 1/8" = 1'-0"



SECOND FLOOR

SCALE 1/8" = 1'-0"

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PROPERTY LOCATION:

67 SOUTH MAIN STREET
FREEPORT, NY 11520

LEGEND:

1 EXISTING WALL TO REMAIN FIRST FLOOR 8" CONCRETE BLOCK SECOND FLOOR WOOD FRAME

2 NEW EXTERIOR WALL CONSISTING 2 x 4 METAL STUDS @ 16" O.C., 1/2" GYP. BD., 3 1/2" FIBER GLASS INSULATION WITH VAPOR BARRIER, (R-24) BETWEEN WOOD STUDS 1/2" EXTERIOR PLYWOOD SHEATING, BUILDING PAPER AND BRICK SHEETS FINISHED. 1 HR. RATED.

3 NEW 1 HR. FIRE RATED DRYWALL PARTITION CONSISTING OF 2" X 4" WOOD STUDS WITH TOP AND BOTTOM WOOD RUNNERS AND ONE LAYER OF 5/8" GYPSUM BOARD ON EACH SIDE, 1 HR. RATED. BIA CA. # 301-60-SW.

CM 5D HARDWIRED SMOKE DETECTOR AND CARBON MONOXIDE DETECTING DEVICE.

75 CFM MIN EXHAUST FAN (WHERE IS REQUIRED)

EXISTING DOOR

NEW DOOR

GREEN DESIGN
ARCHITECT BRIAN O'CONNOR
130 N. WINDHORST AVENUE
BETHPAGE, NY, 11714
(516) 476-8168
Croweng@aol.com

HOPE DRAFTING & EXPEDITING SVC LLC.
BEATRIZ E FIRPO
125 CORTLAND STREET
COPIAGUE, NY, 11726
(631)575-6254
(917)251-7614
hopedraftingsvc@gmail.com

AMENDMENT	
01	07 14 2025

DRAWING NAME:
FLOOR PLANS

STAMP A./E.: REGISTERED ARCHITECT BRIAN T. O'CONNOR 035838 STATE OF NEW YORK

DATE:

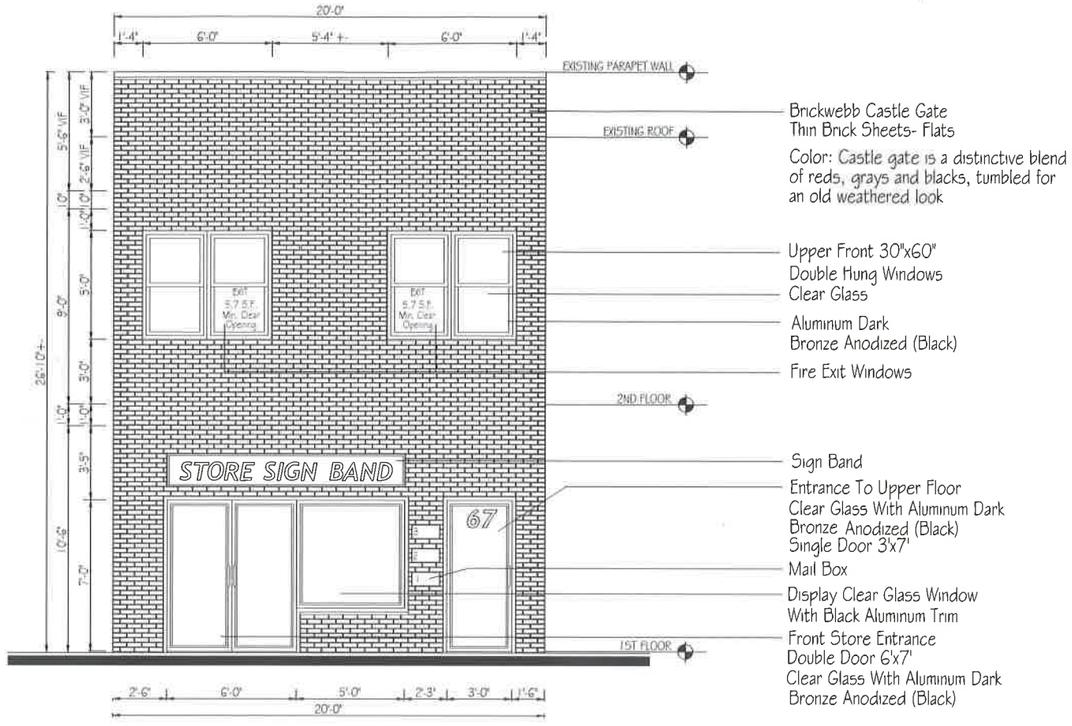
DRAWING No:
A-104.00

DATE: 07/14/2025

PAGE No: 5 OF 11

DOB STAMP:

DOB APPLICATION #:
20231204



Brickwebb Castle Gate
Thin Brick Sheets- Flats

Color: Castle gate is a distinctive blend of reds, grays and blacks, tumbled for an old weathered look

Upper Front 30"x60"
Double Hung Windows
Clear Glass

Aluminum Dark
Bronze Anodized (Black)

Fire Exit Windows

Sign Band

Entrance To Upper Floor
Clear Glass With Aluminum Dark
Bronze Anodized (Black)
Single Door 3'x7'

Mail Box

Display Clear Glass Window
With Black Aluminum Trim

Front Store Entrance
Double Door 6'x7'
Clear Glass With Aluminum Dark
Bronze Anodized (Black)

FRONT ELEVATION

SOUTH MAIN STREET VIEW
SCALE 1/4" = 1'-0"

Brickwebb Castle Gate
Thin Brick Sheets- Flats

Color: Castle gate is a distinctive blend of reds, grays and blacks, tumbled for an old weathered look

1/4" Clear Tempered Glass
Aluminum Dark
Bronze Anodized (Black)

DETAIL WINDOWS AND DOORS
FRONT STORE

JOB ADDRESS: 67 S MAIN STREET FREEPORT, NY 11520 (CONT.)

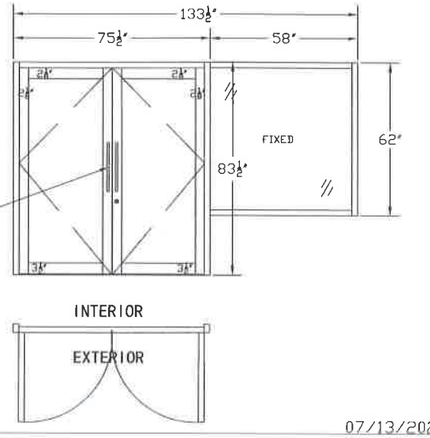
- ALUMINUM DARK BRONZE ANODIZED (BLACK)
- 1-3/4" X 4-1/2" PROFILE FOR
- STD HARDWARE: CONTINUOUS HINGE, DOOR CLOSER, DEADBOLT LOCK (KEY OUTSIDE & THUMBTURN INSIDE)
- WITH 1/4" CLEAR TEMPERED GLASS
- EXTERIOR VIEW

Front:

#B

24" STAINLESS STEEL LADDER HANDLE (BTB)

#C



07/13/2024

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY
2025 MAY -5 P 12:03
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PROPERTY LOCATION:

67 SOUTH MAIN STREET
FREEPORT, NY 11520

LEGEND:

EXISTING WALL TO REMAIN
FIRST FLOOR 8" CONCRETE BLOCK
SECOND FLOOR WOOD FRAME

NEW EXTERIOR WALL CONSISTING 2 x 4 METAL STUDS @ 16" O.C., 1/2" GYP. BD., 3 1/2" FIBER GLASS INSULATION WITH VAPOR BARRIER, R-24) BETWEEN WOOD STUDS 1/2" EXTERIOR PLYWOOD SHEATING, BUILDING PAPER AND BRICK SHEETS FINISHED, 1HR RATED.

NEW 1HR FIRE RATED DRYWALL PARTITION CONSISTING OF 2 X 4" WOOD STUDS WITH TOP AND BOTTOM WOOD RUNNERS AND ONE LAYER OF 5/8" GYPSUM BOARD ON EACH SIDE, 1 HR RATED, BSA CAL # 301-60 SM

CM SD — HARDWIRED SMOKE DETECTOR AND CARBON MONOXIDE DETECTING DEVICE.

75 CFM MIN EXHAUST FAN (WHERE IS REQUIRED)

EXISTING DOOR — NEW DOOR

GREEN DESIGN
ARCHITECT BRIAN O'CONNOR
130 N. WINDHORST AVENUE
BETHPAGE, NY, 11714
(516) 476-8168
Croweng@aol.com

HOPE DRAFTING & EXPEDITING SVC LLC.
BEATRIZ E FIRPO
125 CORTLAND STREET
COPIAGUE, NY, 11726
(631)575-6254
(917)251-7614
hopedraftingsvc@gmail.com

AMENDMENT	
01	07 14 2025

DRAWING NAME:
PROPOSED FRONT ELEVATION

STAMP A./E.: DATE:

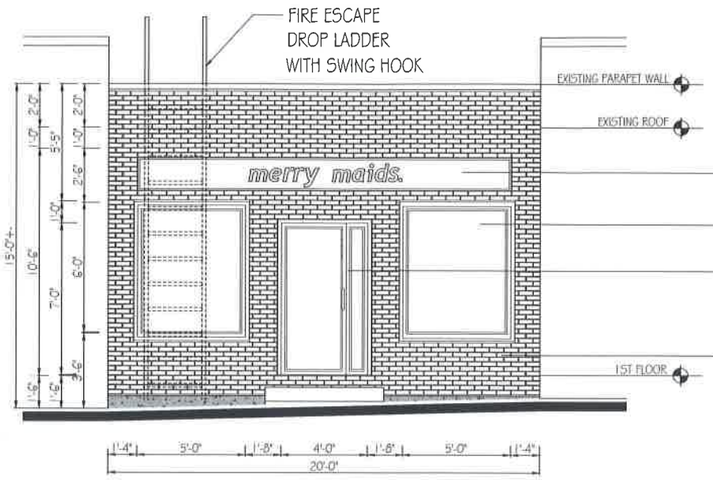
REGISTERED ARCHITECT BRIAN T. O'CONNOR STATE OF NEW YORK

DRAWING No:
A-107.00

DATE: 07/14/2025
PAGE No: 8 OF 11

DOB STAMP:

DOB APPLICATION #:
20231204



BACK ELEVATION

PUBLIC PARKING VIEW
SCALE 1/4" = 1'-0"

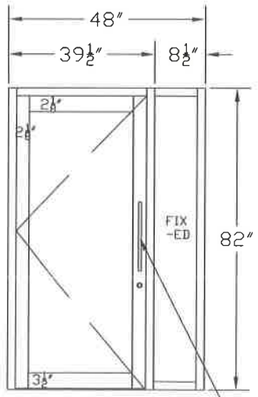
DETAIL WINDOWS AND DOORS BACK STORE

JOB ADDRESS: 67 S MAIN STREET FREEPORT, NY 11520 (CONT.)

Back:

#A

#A-2



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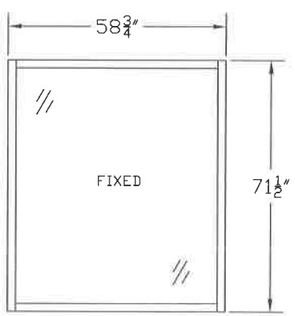

INTERIOR

EXTERIOR

24" STAINLESS
STEEL LADDER
HANDLE (BTB)

07/13/2024

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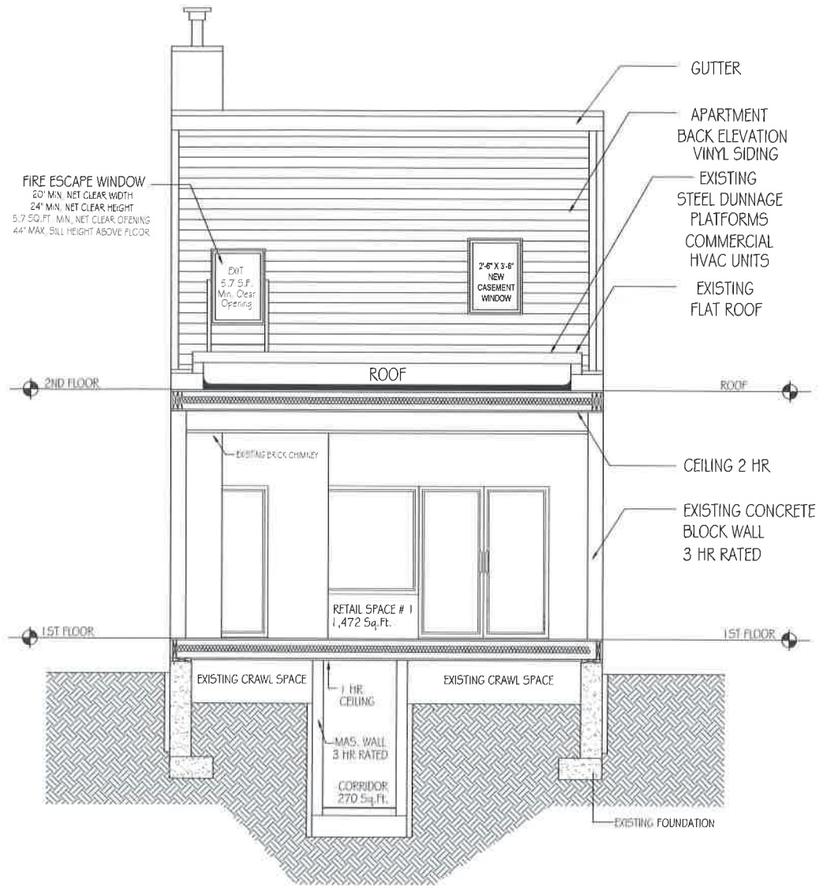
VILLAGE OF FREEPORT, NY



SECTION A-A
2ND FLOOR BACK VIEW FROM ROOF

SCALE 1/4" = 1'-0"

Brickwebb Castle Gate
Thin Brick Sheets- Flats
Color: Castle gate is a distinctive blend of reds, grays and blacks, tumbled for an old weathered look

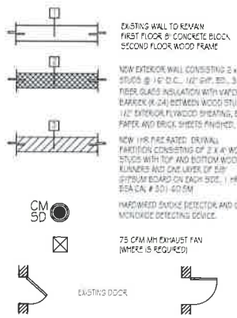
1/4" Clear Tempered Glass
Aluminum Dark
Bronze Anodized (Black)

Horizontal Siding
2nd Floor Wall to Roof

PROPERTY LOCATION:

67 SOUTH MAIN STREET
FREEPORT, NY 11520

LEGEND:



GREEN DESIGN
ARCHITECT BRIAN O'CONNOR
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BETHPAGE, NY, 11714
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Croweng@aol.com

HOPE DRAFTING &
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BEATRIZ E FIRPO
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COPIAGUE, NY, 11726
(631)575-6254
(917)251-7614
hopedraftingsvc@gmail.com

AMENDMENT	
01	07 14 2025

DRAWING NAME:
PROPOSED BACK ELEVATIONS

STAMP A./E.: DATE:

DRAWING No:
A-108.00

DATE: 07/14/2025
PAGE No: 8 OF 11

DOB STAMP:

DOB APPLICATION #:
20231204

Application Date: 5/9/25
Fees Paid: $225.00

SP# 3825

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

NOTE: ACCEPTANCE OF THIS APPLICATION BY THE VILLAGE CLERK'S OFFICE DOES NOT CONSTITUTE A COMPLETE APPLICATION

PROPERTY ADDRESS: 33 4TH STREET **ZONING DISTRICT** RESIDENCE A

SECTION 55 **BLOCK** 376 **LOT** 123 **LOT SIZE:** _____

☐ TENANT **APPLICANT** ☐ LESSEE	**PROPERTY OWNER**
Name: SAME AS OWNER	Name: SATISH BUDHAN
Address:	Address: 33 4TH ST FREEPORT, NY 11520
Telephone #:	Telephone #: 347-744-4580

Attorney Name: _____ Address: _____
(optional) Phone #: _____ _____

Present Land Use: RESIDENTIAL **Proposed Land Use:** RESIDENTIAL

Description of Proposed Work: MAINTAIN 33 L x 2'H retaining wall with (5) 3'h piers and expanded driveway 27' x 17'

I request a preliminary meeting: _____ YES X NO

I request a waiver of the public hearing and hereby certify the following:

A. The subject property is zoned Residence A or Residence AA.
B. The proposed construction is not a new building or dwelling.
C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied.

X YES _____ NO

Satish Budhan
APPLICANT'S SIGNATURE

4/29/2025
DATE

Sworn to before me this 29 day of April, 2025
Meshessna C. Little
Notary Public

MESHESSNA C LITTLE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LI6066956
Qualified in Nassau County
My Commission Expires 11-28-20 25

Property Owner's Consent:

I, SATISH BUDHAN am (are) the owner(s) of the subject property and consent to the filing of this application.

Satish Budhan
PROPERTY OWNER'S SIGNATURE

4/29/2025
DATE

Sworn to before me this 29 day of April, 2025
Meshessna C. Little
Notary Public

MESHESSNA C LITTLE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LI6066956
Qualified in Nassau County
My Commission Expires 11-28-20 25

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VILLAGE OF FREEPORT, NY

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: ____ YES ____ NO
Date of Hearing: _____
Date of Decision: _____
_____ Approved _____ Denied
Village Clerk's Signature: _____ Date: _____
Planning Board Signature: _____ Date: _____

Rev. 12/10 **PLEASE SEE REVERSE SIDE FOR SUBMISSION CHECKLIST** Rev. 12/10

INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
May 12, 2025

Satish & Sharon Budhan
33 Utz Street
Freeport, NY 11520

RE**: 33 Utz Street, Freeport, NY 11520**
Zoning District – Residence A Sec. 55 Blk. 376 Lot 123
Building Permit Application #20254195
Description: Maintain 101'L x 2'H retaining wall with (7) 3'H piers and expanded driveway 27' x 17'.

Dear Sir/Madam

The above referenced application was initially reviewed by the Building Department and it has been determined that in order to proceed with the application process, additional approval from the Site Plan Review Board will be required.

For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the **Village Clerk's Office at 516-377-3632** to make an appointment, during normal business hours, to review the completed application. Changes or additional information may be required for the application; therefore, only **ONE** complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's Office. **Only after this initial appointment should the additional copies be made**.

Be further advised that you must submit an application to the Site Plan Review Board within sixty (60) days of the date of this letter. In the event that you do not file an application within the allotted sixty (60) days, this letter will expire and the Building Permit Application in conjunction with same will be cancelled. Subsequently, a new Building Permit Application and filing fees will be required.

If you should have any questions or require any additional information with reference to the Site Plan Review Board Application, please call the **VILLAGE CLERK'S OFFICE** at 377-3632.

Very truly yours,

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez
cc: Village Clerk
ZBA Approval Needed: **NO**

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration **Positive Declaration**

In accordance with Section 8-0113, Article 8 of the New York Environmental Conservation Law and Chapter 110 of the Village Code, this Department has conducted an initial review to determine whether the following project may have a significant effect on the environment and on the basis of that review hereby finds:

X The proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Statement.

The proposed project may have a significant effect on the environment and therefore requires the preparation of an Environmental Impact Statement.
(See reasons below)

Project:

Building Permit App. 20254195

Location: 33 Utz St , Freeport NY 11520
Applicant: Satish & Sharon Budhan
Description: Maintain 101'l x 2'H retaining wall with (7) 3'H piers and expanded driveway 27' x 17'.

Lead Agency: Department of Buildings
for the Board of Trustees
Village of Freeport
46 North Ocean Avenue, Freeport, NY

Agency Contact Person:
Superintendent of Buildings
(516) 377-2242

REASON(S) FOR DETERMINATION

This finding is based upon Section 617.10 of Article of the New York Environmental Conservation Law, the criteria for determining what actions may have a significant effect on the environment, as follows:

A)

B) Possible environment effects identified:
(only if positive determination)

Dated: May 12, 2025

Sergio A. Mauras
Sergio A. Mauras
Superintendent of Buildings

IMPORTANT: This declaration and supporting attachments are open for inspection and public response at the office of the Superintendent of Buildings.

617.20
Appendix B
Short Environmental Assessment Form

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FREEPORT, NY

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:
RETAINING WALL

Project Location (describe, and attach a location map):
33 112 STREET FREEPORT NY 11520

Brief Description of Proposed Action:
Retaining wall and extended driveway 28x17

APR 23 2025

Name of Applicant or Sponsor:	Telephone: 347-744-4580
SATISH BUDHAN	E-Mail: Sbudhan@cargohaus.com

Address:
33112 STREET FREEPORT NY

City/PO:	State:	Zip Code:
	NY	11520

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☐	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	☐	☐

3.a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? RECEIVED		X	
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? 2025 MAY -1 PM 4:59		X	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: VILLAGE OF FREEPORT, NY	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	X		
b. Are public transportation service(s) available at or near the site of the proposed action?		X	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		X	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	X		
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? ☐NO ☑YES] If No, describe method for providing potable water:			
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? ☐NO ☐YES] If No, describe method for providing wastewater treatment:			
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	X		
b. Is the proposed action located in an archeological sensitive area?	X		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	X		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:	X		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐Shoreline ☐Forest ☐Agricultural/grasslands ☐Early mid-successional ☐Wetland ☐Urban ☐Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?			
16. Is the project site located in the 100 year flood plain?	X		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,			
a. Will storm water discharges flow to adjacent properties? ☒NO ☐YES			
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☒NO ☐YES			

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? RECEIVED If Yes, explain purpose and size: _____ 2025 MAY -9 A 9:59	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? CLERK'S OFFICE VILLAGE OF FREEPORT, NY If Yes, describe: _____	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	☒	☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: SATISH BUDHAN Date: 4/23/2025

Signature: Satish Budhan

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

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VILLAGE OF FREEPORT, NY

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

OF THE VILLAGE OF FREEPORT, N.Y. APPLICATION NO. _____

Filing Date _____

Application for Erection of Buildings or Alterations

IMPORTANT – Applicant to complete all items in sections: I, II, III, IV, V

I. LOCATION OF BUILDING

AT (LOCATION) 33 (No.) Uiz Street (Street) ZONING DISTRICT Residence A

BETWEEN UTZ (Cross Street) AND SEAMAN (Cross Street)

SECTION _____ BLOCK _____ LOT _____ APPROX. LOT SIZE _____ X _____ LOT AREA _____

II. TYPE AND COST OF BUILDING – All applicants complete Parts A - D.

A. TYPE OF IMPROVEMENT

1 [ ] New building
2 [ ] Addition-Alteration (If residential, enter number of new housing units added. If none-state none _____
3 [ ] Swimming Pool
4 [ ] Repair (replacement)
5 [ ] Bulkhead (New, Repair)
6 [X] Fence
7 [ ] Moving (relocation)

B. PROPOSED OR EXISTING USE

RESIDENTIAL
11 [X] One Family
12 [ ] Two families
13 [ ] Apartment - Enter No. of Units _____
14 [ ] Transient hotel, motel, or dormitory - Enter No. of Units _____
15 [ ] Garage or Accessory Structure
16 [ ] Other - Specify _____

NON RESIDENTIAL - Complete Part "E"
17 [ ] Industrial
18 [ ] Office, bank, professional
19 [ ] Stores, mercantile
20 [ ] Church, other religious
21 [ ] Hospital, institutional
22 [ ] Other - Specify _____

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2025 MAY 6 CLERK'S OFFICE VILLAGE OF FREEPORT, NY

C. COST

10 TOTAL COST OF IMPROVEMENT $ 13,000.00

D. DESCRIPTION OF PROJECT Maintain retaining wall and extended Driveway 28x17

APR 23 2025

III. IDENTIFICATION – To be completed by all applicants

	NAME	MAILING ADDRESS – Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	SATISH BUDHAN SHARON SANTOKHARA	33 UIZ STREET FREEPORT NY 11520	347-744-4520
2. Contractor	PITTI BROS MASONRY INC	505 STATE STREET E NORTPORT NY 11731	516-500-1554
3. Architect or Engineer	—	—	—

IV. OWNER - CONTRACTOR STATEMENT

Building permit is issued subject to the provisions of Section 57 of the Workmen's Compensation Law.

Workmen's Compensation Certificate No. _____ Company _____ Exp. Date _____

Contractor or Owner _____ (Print)

Address _____

Phone _____

MESHESSNA C LITTLE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LI6066956
Qualified in Nassau County
My Commission Expires 11-26-20 20

State of New York

County of Nassau

Satish Budhan (Print) being duly sworn, says that he (He or She) is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of his (His or Her) knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.

Sworn to before me this 23 day of April, 2025

V. FLOOD ZONE

IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE?
YES_____ NO_____
IF YES, WHICH ZONE? _____

IS PROJECT TO REPAIR FLOOD DAMAGE?
YES_____ NO_____

PROJECT DESCRIPTION

Total/First Flr Square Feet

Upper Flrs Square Feet

# of Fixtures

# of Floors

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Guaranteed to
Flushing Federal Savings & Loan Association
Title Guarantee & Trust Company
O.F. Selva

LOTS No. 1239-1240-1241
Map of
COLUMBIA HEIGHTS Addition
Subdivided in
FREEPORT, N.Y.
Surveyed August 15 1952
T. F. SELVA Lic. Land Surveyor
105 Merrick Ave. Merrick, L.I.
Scale 1" = 20' N.Y.S. Standard

LOT 2

Dirt oiled Road

STREET

Elev. 18.47

Elev. 18.17

Cement Walk

100.00

80°

1239

1240

1241

65.00

Floor Elev. 13.80

39.90

13 Story Frame Bldg Brick Front

43.10

17.55

15.50

20.05

.50

2.00

Ground Elev. 12.97

Brick Steps & Steps

Stone Step

100.00

90°

5.50

10.50

Garage

30.00

65.00

90°

Cement Walk

Elev. 12.62

Elev. 12.62

SEAMAN AVENUE

Macadam Road

5.05

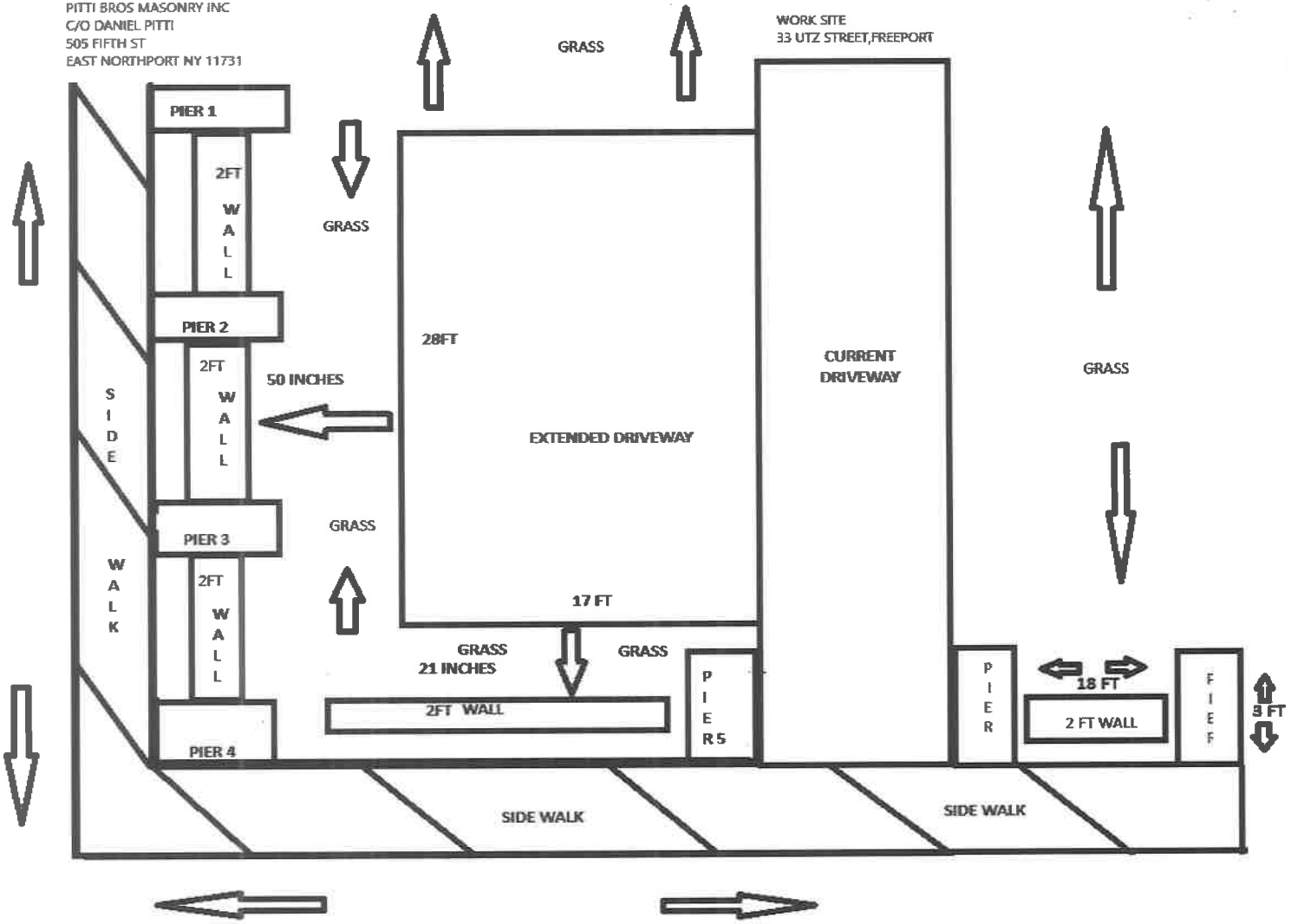
C-7372

33 Lot 2

CONTRACTOR
PLAN

PITTI BROS MASONRY INC
C/O DANIEL PITTI
505 FIFTH ST
EAST NORTHPORT NY 11731

WORK SITE
33 UTZ STREET,FREEPORT



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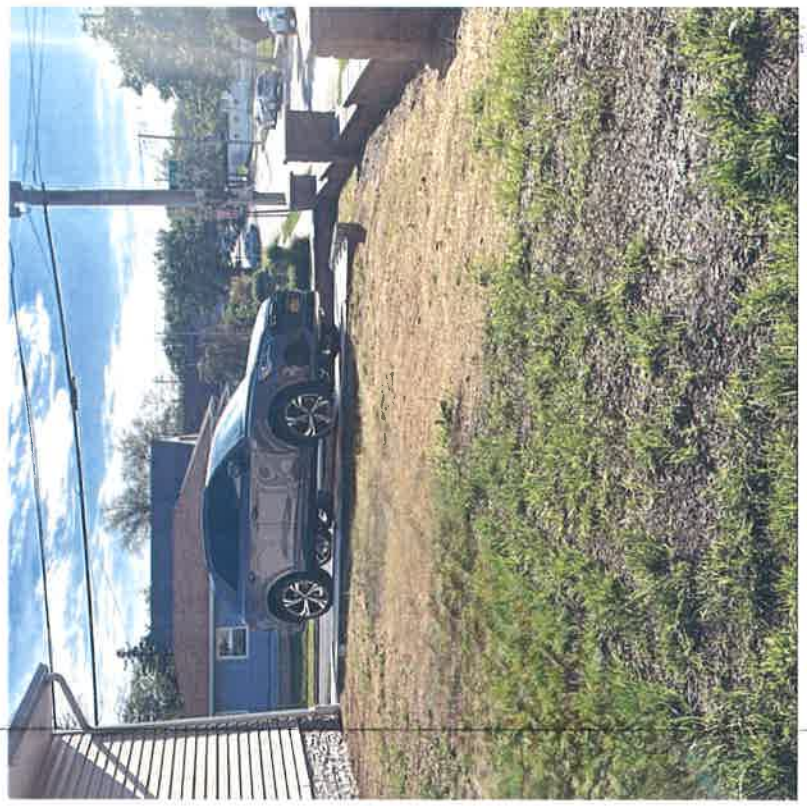

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VILLAGE OF FREEPORT

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2025 MAY -9 A 10:00

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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VILLAGE OF FREEPORT, NY

Sharon Sanichara

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2025 MAY -9 A 10:00
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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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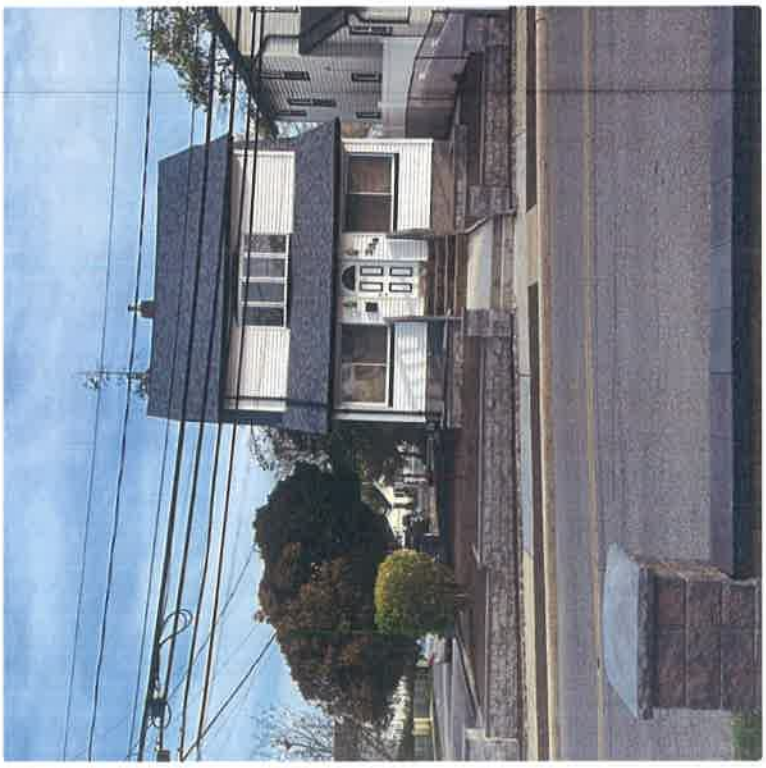
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

RECEIVED

2025 MAY -9 A 10:01

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



RECEIVED
2025 MAY -9 A
CLERK'S OFFICE
VILLAGE OF FREEPORT

RECEIVED
2025 JUN -9 A 10:01

Sharon Sanichara

To: Satish Budhan
Subject: RE: (External E-mail)RE: (External E-mail)RE: To whom it may concern- Requesting a 4 WAY STOP SIGN at the intersection of 33 UTZ Steet Freeport NY and Seaman Ave (TOP URGENT)

From: Satish Budhan
Sent: Friday, April 25, 2025 3:22 PM
To: Robert Fisenne <rfisenne@freeportny.gov>
Cc: Sharon Sanichara <SSanichara@cargotours.com>; DPW <dpw@freeportny.gov>
Subject: RE: (External E-mail)RE: (External E-mail)RE: To whom it may concern- Requesting a 4 WAY STOP SIGN at the intersection of 33 UTZ Steet Freeport NY and Seaman Ave (TOP URGENT)

Dear Robert,

I hope this message finds you well.

Unfortunately, we experienced yet another accident on Wednesday morning at the intersection near my property. This time, the vehicle ended up on my neighbor's property.

As I've mentioned to you on several occasions, speeding remains a serious issue along this stretch of road. It feels like only a matter of time before someone is seriously injured—or worse.

I would greatly appreciate it if your office could conduct a more in-depth review of this area to determine what additional measures can be taken to reduce speeding and improve overall safety.

Several neighbors and I will be attending the upcoming local board meeting to advocate for responsible safety measures to be implemented.

I trust you'll review this matter internally and advise on any further actions that can be taken. The current situation is simply unacceptable.

Thank you for your attention to this ongoing concern.

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VILLAGE OF FREEPORT, NY

CARGO TOURS INTERNATIONAL 25th ANNIVERSARY

Founded 1998

Satish Budhan
Ocean Export -
Phone: 718.723.2000 x17
Fax: 718.723.8440

SBudhan@cargotours.com

Main Office (JFK)
167-10 S Conduit Ave, Jamaica, NY 11434
MIA Office
3405 NW 115th Avenue, Miami, FL 33178
cargotours.com

RECEIVED
2025 MAY -9 A 10:01
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

WCA INTER GLOBAL ID: 66215

CTPAT™ YOUR SUPPLY CHAIN'S STRONGEST LINK.

Cargo Tours strongly recommends cargo insurance. Your cargo is NOT insured unless insurance is requested and premium agreed to, in writing, prior to picking up a shipment. Please contact us for a quote.

TERMS AND CONDITIONS OF CONTRACT APPEAR ON ALL OF OUR B/L and AWB and ARE ALSO AVAILABLE UPON REQUEST.

From: Robert Fisenne <rfisenne@freeportny.gov>
Sent: Wednesday, April 16, 2025 11:29 AM
To: Satish Budhan <SBudhan@cargotours.com>
Cc: Sharon Sanichara <SSanichara@cargotours.com>; DPW <dpw@freeportny.gov>
Subject: RE: (External E-mail)RE: (External E-mail)RE: To whom it may concern- Requesting a 4 WAY STOP SIGN at the intersection of 33 UTZ Steet Freeport NY and Seaman Ave (TOP URGENT)

We requested accident reports for this location for the past three years. The accident reports revealed that there were two accidents in the past year. This is not a significant number of accidents and neither accident appeared to be preventable by the addition of additional traffic control. For this reason, we are unable to recommend additional traffic control at this intersection

Please feel free to call me if you have any questions

Robert R. Fisenne, P.E | Superintendent of Public Works
Tel: 516.377.2289 | Fax: 516.377.2383
rfisenne@freeportny.gov | www.freeportny.com

From: Satish Budhan <SBudhan@cargotours.com>
Sent: Wednesday, April 16, 2025 10:56 AM
To: Robert Fisenne <rfisenne@freeportny.gov>
Cc: Sharon Sanichara <SSanichara@cargotours.com>; DPW <dpw@freeportny.gov>
Subject: (External E-mail)RE: (External E-mail)RE: To whom it may concern- Requesting a 4 WAY STOP SIGN at the intersection of 33 UTZ Steet Freeport NY and Seaman Ave (TOP URGENT)
Importance: High

Good morning Robert,

Hope all is well.

Any feedback on this?

Looking forward to your response.

RECEIVED
2025 MAY -9 A 10:01
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

From: Satish Budhan
Sent: Monday, March 3, 2025 4:39 PM
To: Robert Fisenne <rfisenne@freeportny.gov>
Cc: Sharon Sanichara <SSanichara@cargotours.com>
Subject: RE: (External E-mail)RE: To whom it may concern- Requesting a 4 WAY STOP SIGN at the intersection of 33 UTZ Steet Freeport NY and Seaman Ave (TOP URGENT)
Importance: High

Dear Robert,

Thank you for your kind reply.

I would greatly appreciate it if you could take any necessary measures to address this concern. The community would be very grateful if the village could conduct another traffic study in this area.

Is there any possibility of including a traffic light in this study or a speeding camera?

Please advise.

From: Robert Fisenne <rfisenne@freeportny.gov>
Sent: Wednesday, February 26, 2025 3:59 PM
To: Satish Budhan <SBudhan@cargotours.com>
Cc: Sharon Sanichara <SSanichara@cargotours.com>
Subject: RE: (External E-mail)RE: To whom it may concern- Requesting a 4 WAY STOP SIGN at the intersection of 33 UTZ Steet Freeport NY and Seaman Ave (TOP URGENT)

Thank you for reaching out with your request for a stop sign at Seaman Avenue/Utz Street. We understand your concern about vehicle speeds in your neighborhood and appreciate your commitment to safety.

While stop signs are important for managing right-of-way at intersections, they are not intended to be used as a speed control measure. Studies have shown that unwarranted stop signs can sometimes lead to unintended consequences, such as increased speeding between intersections as drivers try to make up for lost time. Additionally, frequent unnecessary stops can lead to driver frustration and reduced compliance with stop signs in general.

To effectively address speeding concerns, we can explore alternative traffic calming measures, such as increased enforcement, or other roadway design modifications. If you'd like, we can conduct a traffic study to assess the situation and determine the most appropriate solution for your block.

Please feel free to call me if you have any questions

Robert R. Fisenne, P.E | Superintendent of Public Works
Tel: 516.377.2289 | Fax: 516.377.2383
rfisenne@freeportny.gov | www.freeportny.com

From: Satish Budhan <SBudhan@cargotours.com>
Sent: Wednesday, February 26, 2025 11:58 AM
To: Robert Fisenne <rfisenne@freeportny.gov>; DPW <dpw@freeportny.gov>
Cc: Sharon Sanichara <SSanichara@cargotours.com>
Subject: (External E-mail)RE: To whom it may concern- Requesting a 4 WAY STOP SIGN at the intersection of 33 UTZ Steet Freeport NY and Seaman Ave (TOP URGENT)
Importance: High

Dear Robert,

Please confirm receipt of the below email and advise?

Thank you

RECEIVED
2025 MAY -9 A 10:02
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

CARGO TOURS INTERNATIONAL 25th ANNIVERSARY
Founded 1998

Satish Budhan
Ocean Export -
Phone: 718.723.2000 x17
Fax: 718.723.8440

SBudhan@cargotours.com

Main Office (JFK)
167-10 S Conduit Ave
Jamaica, NY 11434
MIA Office
3405 NW 115th Avenue
Miami, FL 33178
cargotours.com

WCA ID: 66215
CTPAT YOUR SUPPLY CHAIN'S STRONGEST LINK
ELITE

Cargo Tours strongly recommends cargo insurance. Your cargo is NOT insured unless insurance is requested and premium agreed to, in writing, prior to picking up a shipment. Please contact us for a quote.

TERMS AND CONDITIONS OF CONTRACT APPEAR ON ALL OF OUR B/L and AWB and ARE ALSO AVAILABLE UPON REQUEST.

From: Satish Budhan
Sent: Monday, February 24, 2025 11:53 AM
To: 'Robert Fisenne' <rfisenne@freeportny.gov>; 'DPW' <dpw@freeportny.gov>
Cc: Sharon Sanichara <SSanichara@cargotours.com>
Subject: RE: To whom it may concern- Requesting a 4 WAY STOP SIGN at the intersection of 33 UTZ Steet Freeport NY and Seaman Ave (TOP URGENT)
Importance: High

Good morning Robert,

I hope this message finds you well.

I spoke with your office earlier today, and they asked me to reach out to you regarding an incident that occurred on Saturday at my property, 33 UTS Street.

There was an accident on Saturday at the intersection of 33 UTS Street and Semans Ave, which resulted in two people being sent to the hospital. One of the cars ended up on the sidewalk, approximately 6 feet onto my property. Had there been a fence, the car would have gone right through it. The police were called, and there is a report on file with full documentation. I took pictures at the scene, but for some reason, I cannot locate the file on my phone. I will contact my neighbor, who also took pictures, to see if I can obtain copies from her.

I strongly believe speeding was a major factor in this accident. As I mentioned before, there are motorists who drive recklessly and at high speeds, racing from the intersection of Babylon all the way to the next traffic light. Over the past five years living here, I have witnessed numerous accidents, and my surrounding neighbors share the same concerns about the potential for someone to be seriously injured—or worse—if this issue isn't addressed.

I would greatly appreciate it if you could conduct a review of the area and advise whether the village can install a "STOP SIGN" to help curb the speeding. I also plan to bring this issue up at the next village meeting, as it is becoming a serious safety concern.

Thank you in advance for your attention to this matter. I look forward to your assistance and a positive response.

From: Satish Budhan
Sent: Tuesday, September 7, 2021 12:00 PM
To: Robert Fisenne <rfisenne@freeportny.gov>; DPW <dpw@freeportny.gov>
Subject: RE: To whom it may concern- Requesting a 4 WAY STOP SIGN at the intersection of 33 UTZ Steet Freeport NY and Seaman Ave (TOP URGENT)

Thank you for your kind reply, Mr. Robert.

I look forward to our dept. feedback on this subject in a timely fashion. If you need further details from me,. please feel free to call me on 347 744 4580.

I thank you again for your continued support in making Freeport a happy and a safe place to live.

Enjoy the rest of your day.

Kind regards,
Satish

From: Robert Fisenne <rfisenne@freeportny.gov>
Sent: Tuesday, September 7, 2021 11:53 AM
To: Satish Budhan <SBudhan@cargotours.com>; DPW <dpw@freeportny.gov>
Subject: RE: To whom it may concern- Requesting a 4 WAY STOP SIGN at the intersection of 33 UTZ Steet Freeport NY and Seaman Ave (TOP URGENT)

We are currently in the process of conducting a traffic study for the area.

Please feel free to call me if you have any questions

Robert R. Fisenne, P.E | Superintendent of Public Works
Tel: 516.377.2289 | Fax: 516.377.2383
rfisenne@freeportny.gov | www.freeportny.com

RECEIVED
2025 MAY -9 A 10: 02
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

From: Satish Budhan <SBudhan@cargotours.com>
Sent: Tuesday, September 7, 2021 11:49 AM
To: DPW <dpw@freeportny.gov>; Robert Fisenne <rfisenne@freeportny.gov>; Donna Sullivan <dsullivan@freeportny.gov>
Subject: RE: To whom it may concern- Requesting a 4 WAY STOP SIGN at the intersection of 33 UTZ Steet Freeport NY and Seaman Ave (TOP URGENT)
Importance: High

Dear DPW,

I am following up on the below email sent on August 9th. The original letter was mailed on August 9th to DPW.

Please advise if any actions were taken since and what steps the village is taking to address my concerns.

Awaiting your urgent response/update to my below concern.

Regards
Satish Budhan

From: Satish Budhan
Sent: Monday, August 9, 2021 1:32 PM
To: 'dpw@freeportny.gov' <dpw@freeportny.gov>
Subject: To whom it may concern- Requesting a 4 WAY STOP SIGN at the intersection of 33 UTZ Steet Freeport NY and Seaman Ave (TOP URGENT)
Importance: High

Att: **Dept of Public Works**
46 N Ocean Avenue
Freeport NY 11520

To whom it may concern

As a concerned resident from The Village of Freeport, I am writing to share my strong support for the installation of a 4-way stop sign at the intersection of Seaman Ave and 33 UTZ Street immediately. There had been approx. four (4) accidents over the last few months at this intersection due to excessive speeding. One of the neighborhood children on foot was struck by a car at the intersection last year, which was reported to the Freeport Police. Most of the accidents resulted from traffic merging from UTZ Street onto Seaman Ave. The high speed at which some vehicles travel on this stretch of the road make it unsafe and dangerous merging onto Seaman Ave at times. In some cases, there are vehicles which would make right/left turns from Seaman Ave onto UTZ Street at a very high-speed making it dangerous for vehicles approaching the intersection in the opposition direction.

My house is located at the corner of 33 UTZ Street, and it is very unsafe for my children to play on the side lawns given what has happened over the last few months. The below Map indicates exactly where the unsafe intersections are located. Since March 2021, the situation has progressively worsened because some commuters are using 33 UTZ Street as shortcut routes stemming from the main artery streets via Babylon Turnpike. The health, safety and welfare of all Freeport residents, children and senior citizens will continue to be at risk, if these unsigned intersections are not addressed soon.

I look forward to your reply along with a favorable resolution to our immediate needs.

We thank you once again for your attention in this matter.

Mr. Satish Budhan
33 UTZ Street
Freeport NY 11520
Concerned resident of Freeport Village.
Cell# 347 744 4580

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE
2025 MAY -9 A 10:02
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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

RECEIVED
2025 MAY -9 A 10: 02
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Satish Budhan

From: Satish Budhan
Sent: Wednesday, April 30, 2025 2:19 PM
To: rmclaughlin@freeportny.gov
Cc: Sharon Sanichara
Subject: Mr. Satish Budhan/Ms Sharon Sanichara - 33 UTZ Street (Permit Pending Approval)
Attachments: Accident ; RE: (External E-mail)RE: (External E-mail)RE: To whom it may concern- Requesting a 4 WAY STOP SIGN at the intersection of 33 UTZ Steet Freeport NY and Seaman Ave (TOP URGENT); RE: (External E-mail)RE: (External E-mail)RE: To whom it may concern- Requesting a 4 WAY STOP SIGN at the intersection of 33 UTZ Steet Freeport NY and Seaman Ave (TOP URGENT)

Importance: High

RECEIVED
2025 MAY -9 A 10: 03
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Dear Deputy Village Attorney Mr. Robert McLaughlin,

I hope this message finds you well.

It was a pleasure meeting you yesterday at the Village office. Thank you sincerely for taking time out of your busy schedule to meet with my wife and me, explain the Village rules, and offer guidance regarding our current situation. Your support is greatly appreciated.

By way of reintroduction, my name is **Satish Budhan**, and I have been a proud resident of the **Village of Freeport for over five years**. My family and I are grateful to be part of such a vibrant and welcoming community.

As discussed during our meeting, I recently hired a contractor to build a **retaining wall** along the section of my property that runs parallel to **Seaman's Avenue**, extending to our driveway. The primary purpose of this wall is twofold: to **ensure the safety** of our household and to **prevent soil erosion** from washing onto the sidewalk, which has become a recurring hazard during heavy rainfalls.

Regrettably, I did not apply for a permit before beginning construction, as I was incorrectly advised that a permit was unnecessary due to the wall being only **two feet high with five pillars**. Work commenced on **Monday, April 21st**, and a **Stop Work Order** was issued the following day, **April 22nd**, which I respectfully complied with immediately.

We have since filed a **permit application** with the Village pending approval, which also includes an **extended driveway** that had previously been installed. I sincerely apologize for this oversight and for any inconvenience it may have caused to your office and the Village. As young homeowners, my wife and I are still learning the responsibilities of property ownership and had no intention of bypassing any local Village codes.

Our primary concern remains **safety**. Over the past five years, several accidents have occurred in front of our home—including most recently on **Tuesday, April 22nd**. In one earlier incident, a car veered onto our lawn. I've previously raised these concerns with the Village, most recently in an email to **Mr. Robert R. Fisenne** earlier this month. For your reference, I've attached that email along with photos from the April 22nd accident.

The **driveway extension** was done to avoid being ticketed, as the rear of my vehicle extends approximately **8 inches** onto the sidewalk when parked, which the Village considers a violation. Additionally, due to **"No Standing" signs** posted along the right-hand side of **33 UTZ Street**, parking is extremely limited. Most available spots are taken by early arrivals or visitors, creating a daily inconvenience for residents on our block.

Part of the reason I moved from Queens to Freeport was to enjoy a better quality of life—something as simple as coming home and not worrying about parking should be part of that experience. The extended driveway has made a meaningful difference for us, providing peace of mind, especially during the week when alternate parking restrictions are in effect.

We have since **completed the retaining wall** after receiving written approval from **Mr. Sergio Mauras**. I've attached several photos that show the final work from different angles, including comparisons with neighboring properties that also feature extended driveways and retaining walls or fencing.

As per **Lisa's request**, we plan to submit our **site plan package on Friday May 9th**, including updated photos. We are also open to meeting with the **Taxation Department** to understand if these modifications will impact our Village taxes.

Once again, thank you for your time, patience, and understanding. We sincerely hope to work collaboratively with the Village to resolve this matter and remain compliant with all local regulations. Any further guidance or support you can provide in helping the Board understand the reasoning behind our actions would be truly appreciated.

With warm regards,

25th CARGO TOURS INTERNATIONAL
ANNIVERSARY

Founded 1998

Satish Budhan
Ocean Export -
Phone: 718.723.2000 x17
Fax: 718.723.8440

SBudhan@cargotours.com

Main Office (JFK)
167-10 S Conduit Ave, Jamaica, NY 11434
MIA Office
3405 NW 115th Avenue, Miami, FL 33178
cargotours.com

RECEIVED
2025 MAY -9 A 10:03
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Satish Budhan

From: Sergio A Mauras <smauras@freeportny.gov>
Sent: Wednesday, April 23, 2025 3:28 PM
To: Satish Budhan
Cc: Sharon Sanichara; Jeff Gallo; Regine Richardson; Jeff Gallo; Daniela Hernandez-Lopez
Subject: RE: (External E-mail)Mr. Satish Budhan - 33 UTZ Street (Permit Pending Approval)

Good afternoon.

I hope you and your family are well.

Generally it takes a month for review, but I will ask for our plans examiner to expedite the review. I approximate a week for review and permit issuance if everything is in order.

Thank you
Respectfully
Sergio A Mauras CEO-CFM
Superintendent of Buildings
Inc. Village of Freeport
Freeport Building Department
516-377-2241
516-377-2242

RECEIVED
2025 MAY -9 A 10:03
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

From: Satish Budhan <SBudhan@cargotours.com>
Sent: Wednesday, April 23, 2025 1:04 PM
To: Regine Richardson <rrichardson@freeportny.gov>; Sergio A Mauras <smauras@freeportny.gov>; Jeff Gallo <jgallo@freeportny.gov>
Cc: Sharon Sanichara <SSanichara@cargotours.com>; Sergio A Mauras <smauras@freeportny.gov>; Jeff Gallo <jgallo@freeportny.gov>
Subject: (External E-mail)Mr. Satish Budhan - 33 UTZ Street (Permit Pending Approval)
Importance: High

Dear Sergio A. Mauras,

I hope this message finds you well.

My name is Satish Budhan, a resident of the Village of Freeport for over five years. My family and I are truly grateful to be part of this wonderful community.

Recently, I hired a contractor to build a retaining wall (if that's the correct terminology) along the section of my property that runs parallel to Seaman's Avenue, extending to my driveway. The purpose of this wall is first, to ensure the safety of my household, and second, to prevent soil from continuously washing onto the sidewalk, which has become a recurring safety hazard during heavy rainfalls.

Regrettably, I did not apply for a permit prior to starting the work, as I was advised that a permit was not necessary due to the wall being only 2 feet high with 5 pillars. Work began on Monday, April 21st. However, yesterday I was issued a "**Stop Work Order**" by your office, which I respectfully complied with immediately. The inspectors who visited were courteous and professional, and I appreciate the clear explanation of the Village's regulations.

This morning, I visited the Village office and submitted the necessary permit application in order to proceed with the work, pending approval.

I am writing to respectfully request that your office consider expediting the review of our application as a one-time courtesy. My contractor is currently awaiting the go-ahead to complete the job, and any delay would result in additional labor costs that I would need to cover. This unexpected setback has placed financial strain on us, and I kindly ask for your assistance in helping us move forward as quickly as possible.

I sincerely apologize for the oversight and for any inconvenience caused to your team and the Village. As young homeowners, my wife and I are still learning the responsibilities that come with homeownership, and we genuinely did not intend to bypass the proper procedure.

I would also like to reiterate that our main reason for constructing the retaining wall is safety. Over the past five years, multiple accidents have occurred in front of our property, including one just this morning. In a previous incident, a car ended up on our lawn. I have raised these safety concerns with the Village before, most recently with **Mr. Robert R. Fisenne** earlier this month. For your reference, I've attached a copy of my email to him as well as photos from this morning's incident.

I'd like to extend my gratitude to your team for their assistance today, particularly **Mr. Jeff Gallo** and **Ms. Regine Richardson**, who were extremely helpful and patient during the application process.

Thank you very much for your time and consideration. I truly hope you can support our request for an expedited review so we can bring this project to completion, in full compliance with Village guidelines, and at a manageable cost.

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

With best regards

25th CARGO TOURS INTERNATIONAL ANNIVERSARY

Founded 1998

Satish Budhan
Ocean Export -
Phone: 718.723.2000 x17
Fax: 718.723.8440

SBudhan@cargotours.com

Main Office (JFK)
167-10 S Conduit Ave, Jamaica, NY 11434

Application Date: 5/15/25
Fees Paid: 500.00

SP# 3826

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

NOTE: ACCEPTANCE OF THIS APPLICATION BY THE VILLAGE CLERK'S OFFICE DOES NOT CONSTITUTE A COMPLETE APPLICATION

PROPERTY ADDRESS: 230 S. BROOKSIDE **ZONING DISTRICT** Res A

SECTION 54 **BLOCK** 524 **LOT** 51 **LOT SIZE:** _____

☐ TENANT **APPLICANT** ☐ LESSEE	**PROPERTY OWNER**
Name: Juan nunez	Name: Juan nunez
Address: 230 S. BROOKSIDE ave Freeport ny 11520	Address: 230 S. BROOKSIDE ave Freeport ny 11520
Telephone #: 516-852-9846.	Telephone #: 516-852-9846

Attorney Name: _____ Address: _____
(optional) Phone #: _____

Present Land Use: residential home **Proposed Land Use:** residential home

Description of Proposed Work: add new awning in front of Garage

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2025 MAY 15 A 10:08
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

I request a preliminary meeting: X YES ____ NO

I request a waiver of the public hearing and hereby certify the following:

A. The subject property is zoned Residence A or Residence AA.
B. The proposed construction is not a new building or dwelling.
C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied.

____ YES X NO

APPLICANT'S SIGNATURE 5/12/2025 **DATE**

Sworn to before me this 12th day of May, 2025.

Tara Colletti
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CO6309284
Qualified in Nassau County
Commission Expires 10/14//2026

Notary Public

****

Property Owner's Consent:

I, _____ **am (are) the owner(s) of the subject property and consent to the filing of this application.**

PROPERTY OWNER'S SIGNATURE 5/12/2025. **DATE**

Sworn to before me this 12th day of May, 2025.

Tara Colletti
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CO6309284
Qualified in Nassau County
Commission Expires 10/14//2026

Notary Public

****

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: ____ YES ____ NO

Date of Hearing: _____
Date of Decision: _____
____ Approved ____ Denied
Date: _____

Village Clerk's Signature: _____

Planning Board Signature: _____ Date: _____

Rev. 12/10 **PLEASE SEE REVERSE SIDE FOR SUBMISSION CHECKLIST** Rev. 12/10

INC. VILLAGE OF FREEPORT

Department of Buildings
46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 377-2493
E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
May 07, 2025

Juan Nunez
230 S Brookside Ave
Freeport , NY 11520

RE: 230 S Brookside Ave, Freeport, NY 11520
Zoning District: Residence A Sec. 54 Blk. 524 Lot. 51
Building Permit Application #20233483
Description: – Add new awning in front of the garage.

Dear Sir/Madam:

The above referenced application was initially reviewed by the Building Department and it has been determined that in order to proceed with the application process, additional approval from the Site Plan Review Board will be required.

For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the **Village Clerk's Office at 516-377-3632** to make an appointment, during normal business hours, to review the completed application. Changes or additional information may be required for the application; therefore, only **ONE** complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's Office. **Only after this initial appointment should the additional copies be made**.

Be further advised that you must submit an application to the Site Plan Review Board within sixty (60) days of the date of this letter. In the event that you do not file an application within the allotted sixty (60) days, this letter will expire and the Building Permit Application in conjunction with same will be cancelled. Subsequently, a new Building Permit Application and filing fees will be required.

If you should have any questions or require any additional information with reference to the Site Plan Review Board Application, please call the **VILLAGE CLERK'S OFFICE** at 377-2300.

RECEIVED
2025 MAY 15 A 10:08
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez

c: Village Clerk

ZBA Approval Needed: Yes__ No_X_

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X **Negative Declaration** ____ **Positive Declaration**

In accordance with Section 8-0113, Article 8 of the New York Environmental Conservation Law and Chapter 110 of the Village Code, this Department has conducted an initial review to determine whether the following project may have a significant effect on the environment and on the basis of that review hereby finds:

X **The proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Statement.**

____ **The proposed project may have a significant effect on the environment and therefore requires the preparation of an Environmental Impact Statement. (See reasons below)**

Project : _____ **Building Permit App.** 20233483

Location: 230 S Brookside Ave, Freeport NY 11520
Applicant: Juan Nunez
Description : Add new awning in front of the garage.

Lead Agency: Department of Buildings
for the Board of Trustees
Village of Freeport
46 North Ocean Avenue, Freeport, NY

Agency Contact Person:
Superintendent of Buildings
(516) 377-2242

REASON(S) FOR DETERMINATION

This finding is based upon Section 617.10 of Article of the New York Environmental Conservation Law, the criteria for determining what actions may have a significant effect on the environment, as follows:

A) _____

B) **Possible environment effects identified:**
(only if positive determination)

Dated: May 07, 2025

Sergio A. Mauras
Sergio A. Mauras
Superintendent of Buildings

IMPORTANT: **This declaration and supporting attachments are open for inspection and public response at the office of the Superintendent of Buildings.**

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

230 S Brookside

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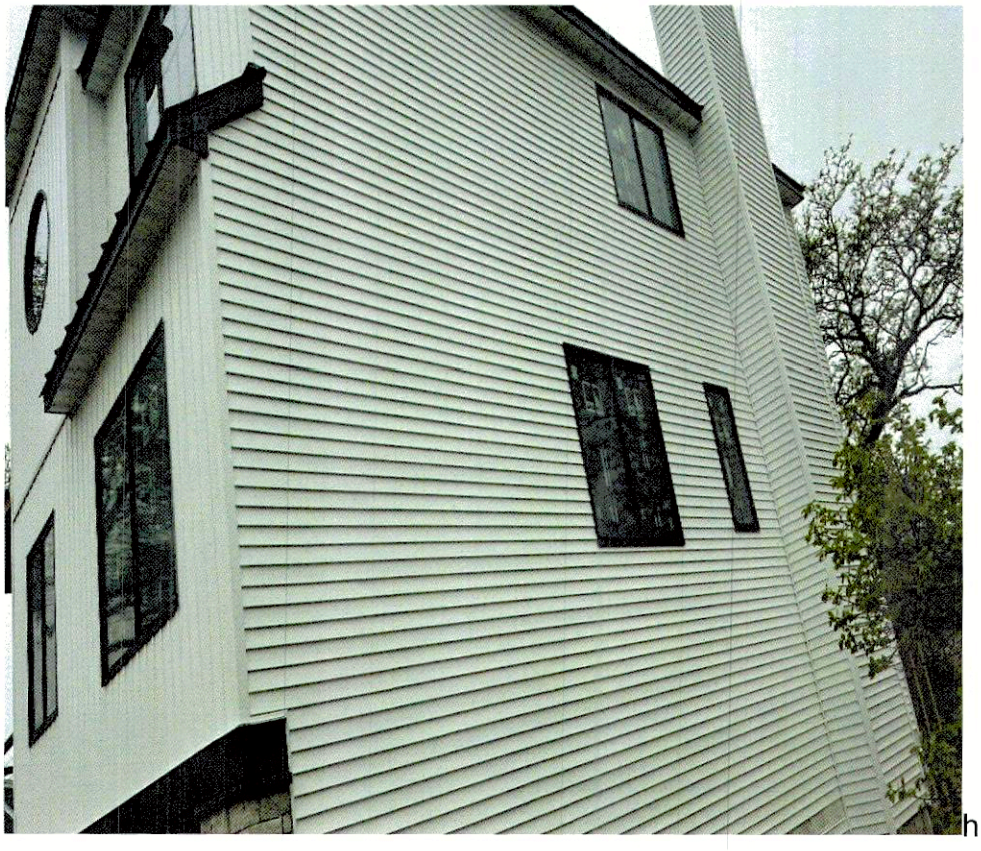
VILLAGE OF [illegible]

North

South



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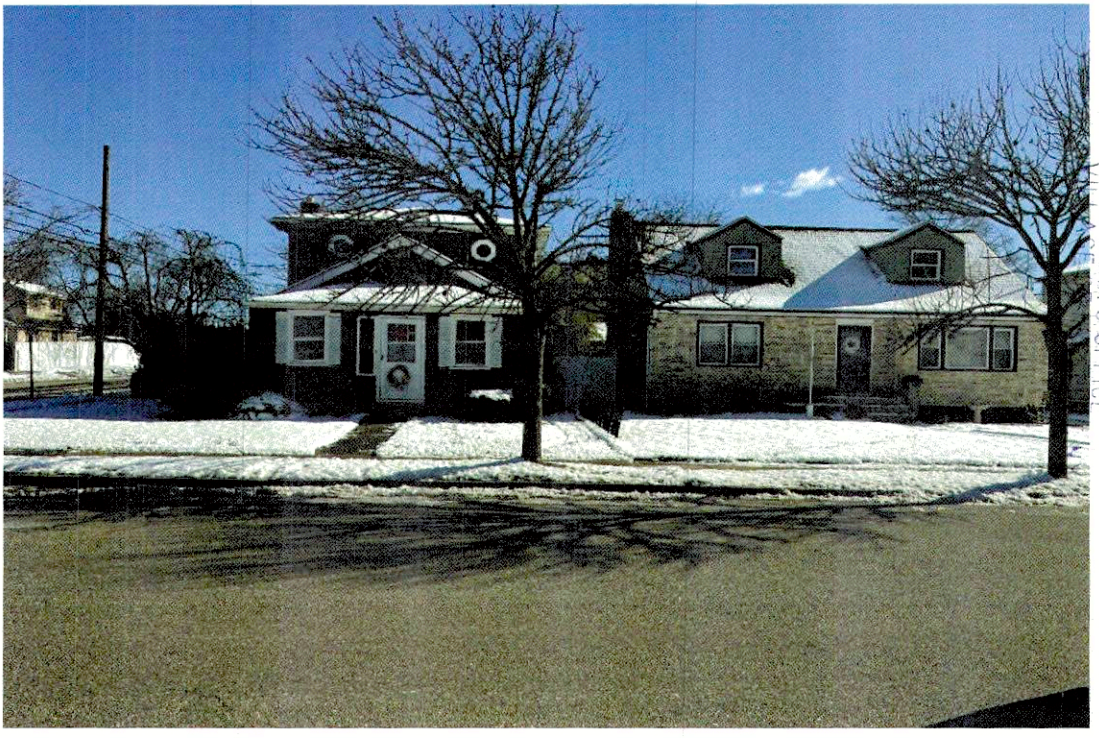
VILLAGE OF FREEPORT, NY

230 Brookside ave



Across (East) from 230 Brookside ave

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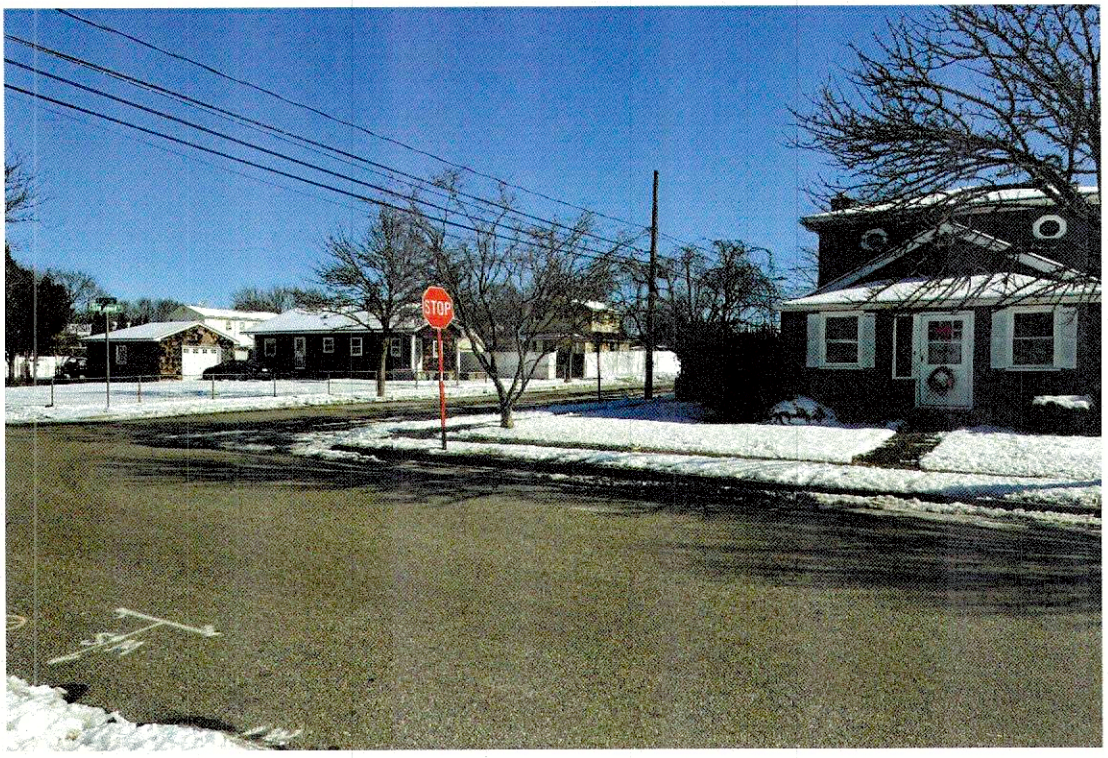
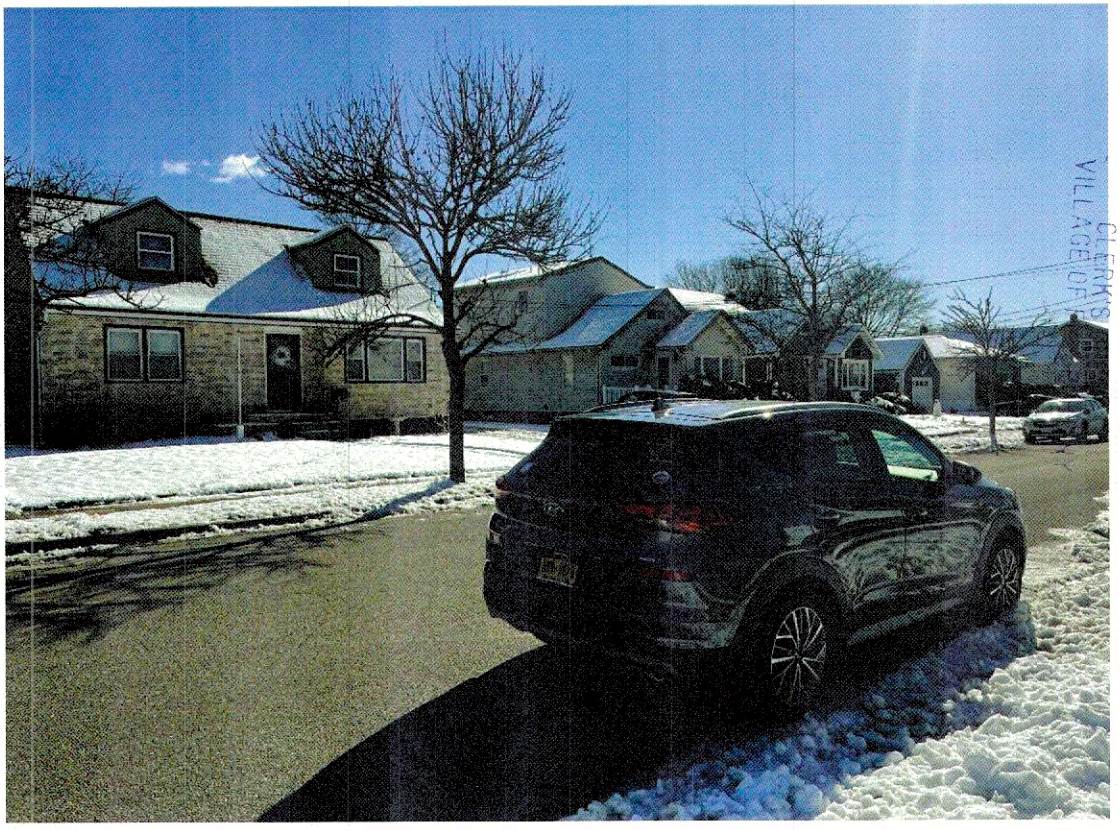
Across and North from 230 Brookside





Across and South from 230 Brookside

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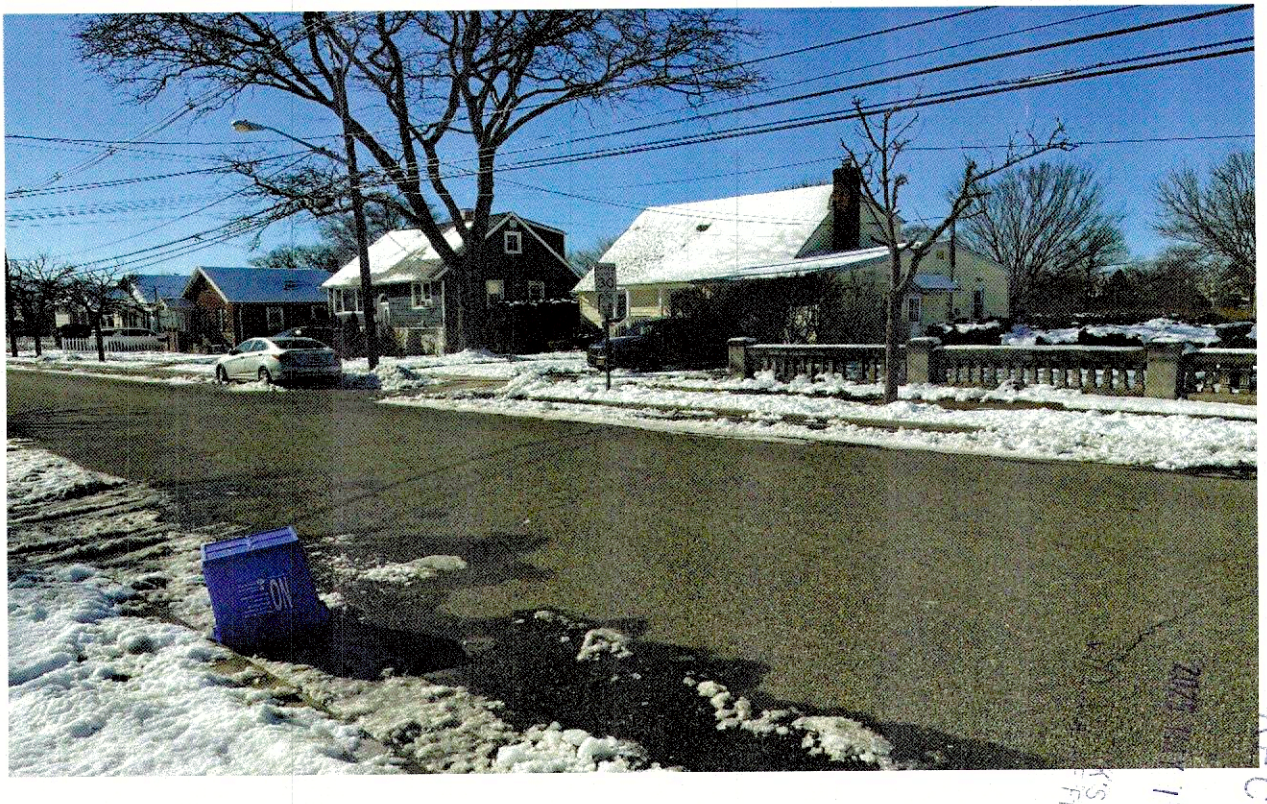
CLERK'S
VILLAGE OF

North of 230 Brookside



South of 230 Brookside

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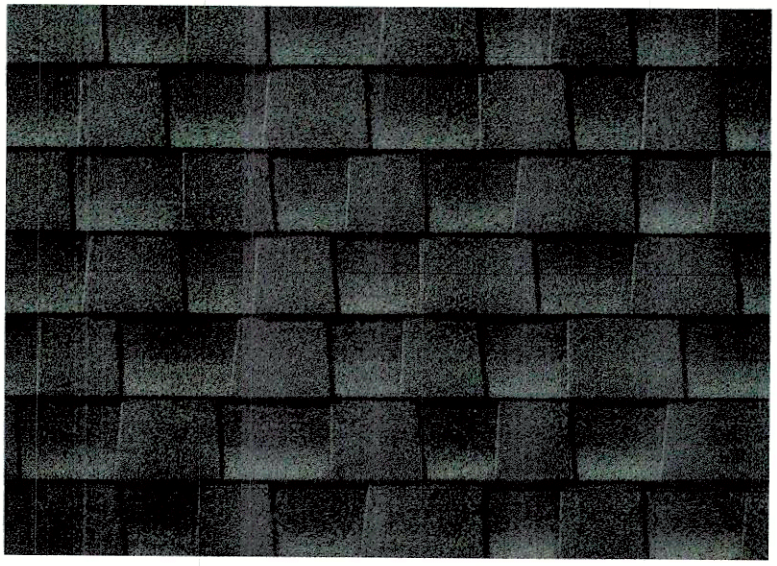
FREEPORT, N.Y.

Roofing

GAF 30 year Asphalt Shingle Charcoal



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VILLAGE OF FREEPORT, NY

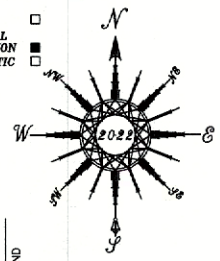
REFERENCE; "MAP OF AMENDED GOLF GROUNDS ..." FILED AS COUNTY MAP # 4/15/1921

MAP GENERAL DIRECTION MAGNETIC

PARCEL II

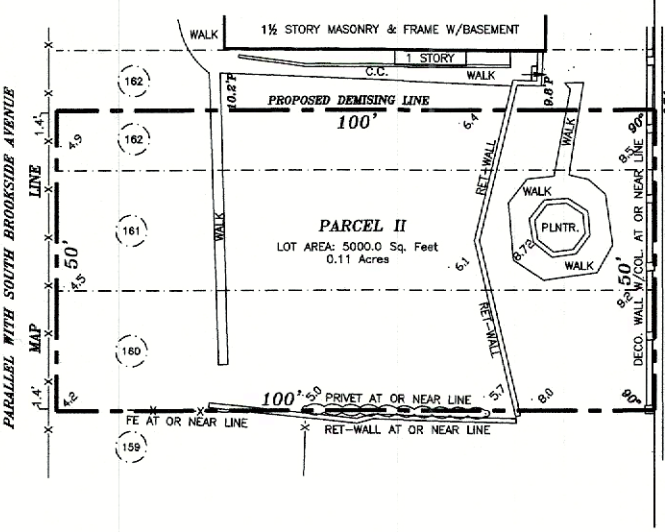
10 5 0 10 20

SCALE 1"=20'



DEAD END

SIGMOND STREET



50'

SOUTH BROOKSIDE AVENUE

AVERAGE 200' FRONT YARD SETBACK 25.2'

ELEVATIONS SHOWN ON THIS PLAT HAVE BEEN DEVELOPED USING A NETWORKED GPS SYSTEM AND ARE CONSISTENT WITH NAVD 1988

CALL UFPO TWO WORKING DAYS BEFORE DIGGING! 1-800-962-7962 OR 811 NON-MEMBERS MUST BE CONTACTED SEPARATELY.

LEGEND

- SEWER MANHOLE
- WATER VALVE
- TRAFFIC SIGN
- DROP CURB
- TREE WITH DIAMETER
- EXISTING GRADE

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Unauthorized reproduction of this map is a violation of the copyright law. COPIES WITH OUT A RED SIGNATURE & EMBOSSED SEAL ARE COUNTERFEIT.

EASEMENTS, IF ANY, NOT SHOWN.

UNLESS OTHERWISE NOTED, PHYSICAL MONUMENTS HAVE NOT BEEN SET.

This survey is intended to be used for title purposes only and is subject to whatever a more complete title search may reveal. Use of this survey for any other purpose may result in problems for which this surveyor will not be liable.

"Unauthorized alteration to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law."

"Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered to be valid true copies."

"Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey was prepared, and on his behalf to the title company, government agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners."

This map may not be used in connection with a "Survey Affidavit" or similar document, statement, or mechanism to obtain title insurance for any subsequent or future grantees.

L.S.T. = LANDSCAPE TIE (G) = GATE R.O. = ROOF OVER W.O.F. = WIRES ON FACE F.E. = FIRE ESCAPE

228SOUTHBROOKSIDEAVE

CERTIFIED TO:
JUAN CARLOS NUNEZ

REVISED CERTS. ONLY 5/24/2023
UPDATED 06/27/2023 & TOPO ADDED

BARRY M. FAHRER
NEW YORK STATE
LICENSED LAND SURVEYOR
No. 49851

BARRY M. FAHRER L.S. P.C.
206 CHURCH STREET
FREEPORT NEW YORK 11520
(516) 623-2069
FAX (516) 623-0628

STATE OF NEW YORK

JOB No. 20220129
DATE SURVEYED 4/19/2022
SECTION No. 54
TITLE No.
TAX BLOCK No. 524
LOT No. P/O 51
FREEPORT
COUNTY OF: NASSAU

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2025 MAY 15 A 10:09

TABLE R301.2(1)

GROUND SNOW LOAD	WIND DESIGN: SPEED d (MPH)	WIND DESIGN: TOPOGRAPHIC EFFECTS k	WIND DESIGN: SPECIAL WIND REGION l	WIND DESIGN: WIND BORNE DEBRIS ZONE m	SEISMIC DESIGN CATEGORY f	SUBJECT TO DAMAGE FROM: WEATHERING a	SUBJECT TO DAMAGE FROM: FROST LINE DEPTH b	SUBJECT TO DAMAGE FROM: TERMITE c	WINTER DESIGN TEMP e	ICE BARRIER REQUIRED h	FLOOD HAZARDS g	AIR FREEZING INDEX i	MEAN ANNUAL TEMP j
30	130mph	NO	NO	1 MILE FROM COAST	B	SEVERE	BOT. 3 FT BFG	MOD TO HEAVY	15	YES	FEMA FLOOD MAP PANEL#	1500 OR LESS	55.4

MANUAL J DESIGN CRITERIA n

ELEVATION	LATITUDE	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INDOOR DESIGN TEMPERATURE	DESIGN TEMPERATURE COOLING	HIGH TEMPERATURE DIFFERENCE
-----	-----	-----	-----	-----	-----	-----	-----
COOLING TEMPERATURE DIFFERENCE	WIND VELOCITY HEATING	WIND VELOCITY COOLING	COINCIDENT WET BULB	DAILY RANGE	WINTER HUMIDITY	SUMMER HUMIDITY	
-----	-----	-----	-----	-----	-----	-----	

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND/OR SPECIFICATIONS ARE IN COMPLIANCE WITH THE FOLLOWING:

2020 RESIDENTIAL CODE OF NEW YORK STATE
PUBLICATION NOVEMBER 2019

2020 RESIDENTIAL CODE OF NEW YORK STATE
CHAPTERS 12-23 FOR MECHANICAL SYSTEMS

2020 RESIDENTIAL CODE OF NEW YORK STATE
CHAPTERS 24 FOR FUEL & GAS SYSTEMS

2020 RESIDENTIAL CODE OF NEW YORK STATE
CHAPTERS 25-33 FOR PLUMBING SYSTEMS

2020 RESIDENTIAL CODE OF NEW YORK STATE
CHAPTERS 34-42 FOR ELECTRICAL SYSTEMS

2020 ENERGY CONSERVATION CODE OF NEW YORK STATE
AS ADOPTED WITH THE 2018 IECC

THE PROJECT COMPLIANCE METHOD CHOSEN IS TOTAL UA-ALTERNATIVE AND A RESCHECK HAS BEEN SUBMITTED WITH THESE DRAWINGS.

ZONING INFORMATION
VILLAGE OF FREEPORT
SECTION: 54 BLOCK: 524 LOT(S): 51-52

FEMA: AE8

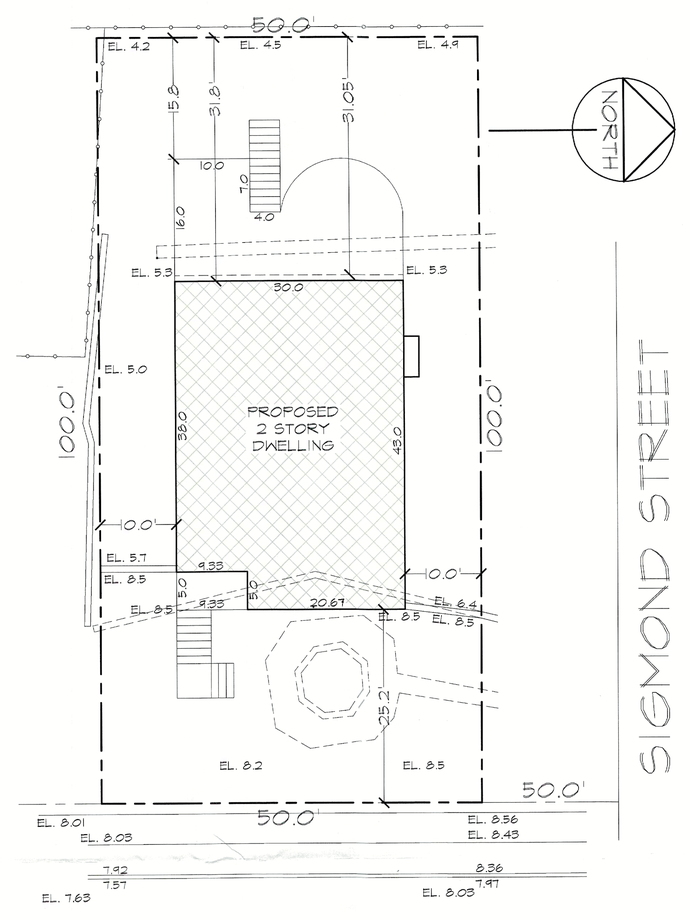
ZONE: RES A	REQUIRED	PROPOSED
LOT AREA	5,000 SQ.FT.	5,000 SQ.FT.
FRONTAGE	50 FT.	50 FT.
FRONT YARD (MIN)	20 FT.	25.2 FT.
FRONT YARD (AVG)	25.2 FT.	25.2 FT.
REAR YARD	20 FT.	31.05 FT.
SIDE YARD (MIN)	5 FT.	10 FT.
SIDE YARD (AGG)	12.5 FT.	20 FT.
BUILDING HEIGHT	35 FT.	34.18 FT.
FRONT/REAR SEP	1:1	VAR. REQ'D.
SIDE SEP	2:1	VAR. REQ'D.
LOT COVERAGE (PRINCIPAL)	30 %	29.8 %
LOT COVERAGE (DECKS)	35%	34.8 %
PORCHES / DECK (MAX)	250 SQ.FT.	471.8 SQ.FT.
FLOOR AREA (PRINCIPAL)	50 %	49.8 %

F.A.R. CALCULATION

	SQ. FOOTAGE
FIRST FLOOR	1,243.3 SQ.FT.
SECOND FLOOR	1,248.6 SQ.FT.
TOTAL	2,491.9 SQ.FT.
F.A.R. = 2,491.9 / 5,000	49.8%

LOT COVERAGE

	SQ. FOOTAGE
DWELLING	1,265.8
FRONT DECK	46.7
REAR DECK	425.1
PRINCIPAL	
DWELLING	1,265.8
DECK EXCESS OVER 250 SQ.FT.	221.8
TOTAL	1,487.6
PRINCIPAL LOT COVERAGE	29.8 %
PRINCIPAL W/ 5% EXTRA FOR DECKING	
DWELLING	1,265.8
DECKS	471.8
TOTAL	1,737.6
TOTAL LOT COVERAGE	34.8 %

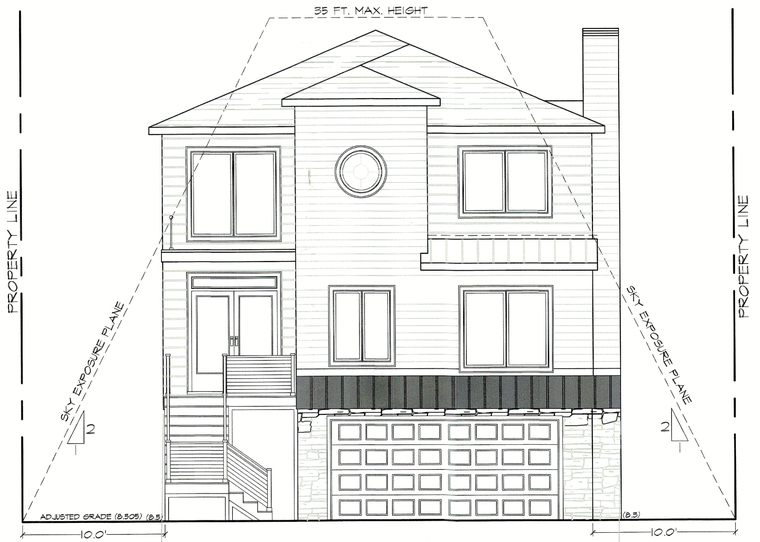


PLOT PLAN

SCALE: 1" = 10'-0"

FRONT / REAR SKY EXPOSURE PLANE

SCALE: 3/16 = 1'-0"



SIDE SKY EXPOSURE PLANE

SCALE: 1/8" = 1'-0"

TODD O'CONNELL ARCHITECT P.C.
TODD O'CONNELL, AIA
1200 Veterans Memorial Highway
Suite 120
Hauppauge, NY 11788
P (631) 650-6666
F (631) 650-6667
C (516) 658-0325
www.tocarchitects.com

CONSULTANTS:

NYS LIC #027935

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE THE INSTRUMENTS OF THE ARCHITECT'S SERVICE AND ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT AND, UNLESS OTHERWISE PROVIDED, THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE OWNER SHALL BE PERMITTED TO RETAIN COPIES OF THE ARCHITECT'S DRAWINGS AND SPECIFICATIONS FOR INFORMATION AND REFERENCE IN CONNECTION WITH THE OWNER'S USE AND OCCUPANCY OF THE PROJECT. THE ARCHITECT'S DRAWINGS SHALL NOT BE USED BY THE OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT WITHOUT THE WRITTEN AGREEMENT OF THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CHANGES MADE TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

CHECKED BY:

DRAWN BY: JGM

BY	DATE	NOTE
JGM		
RI	8/14/23	PER MARKUPS

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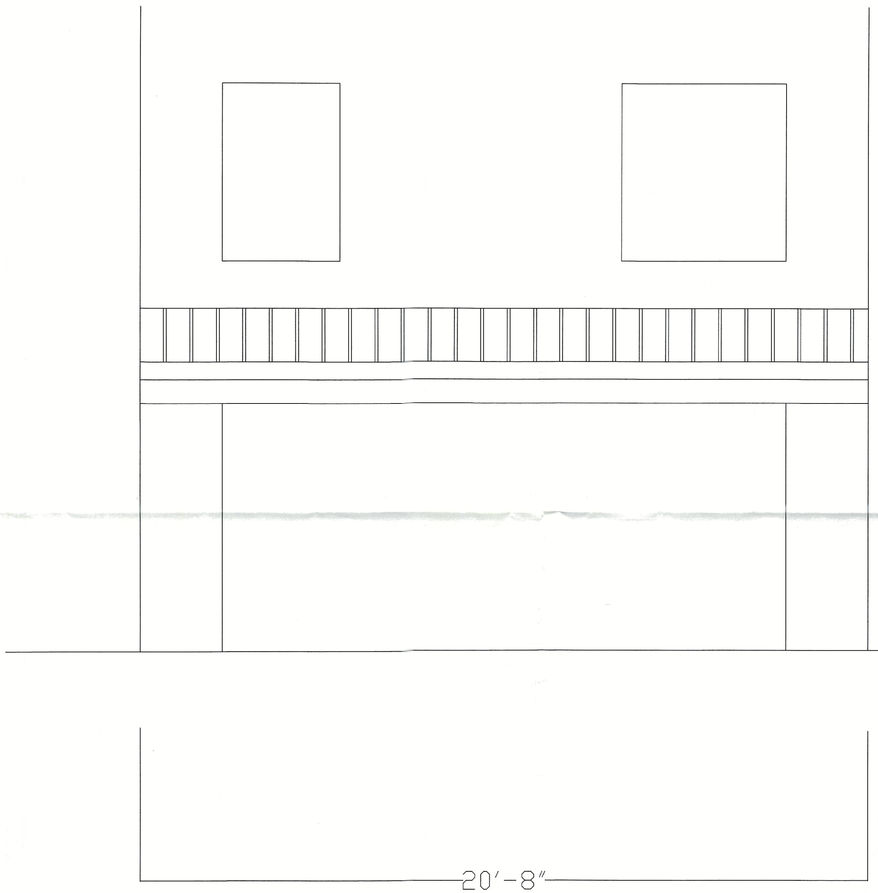
PLANNING BOARD

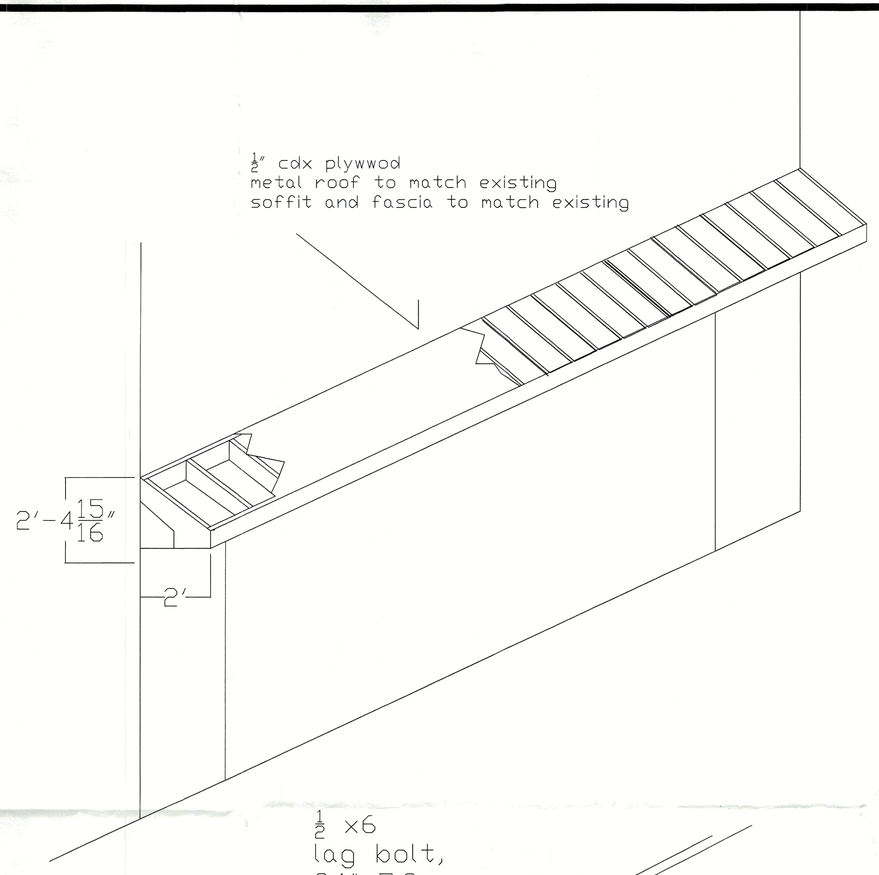
PROPOSED RESIDENCE
NUNEZ-GUZMAN RESIDENCE
228 SO. BROOKSIDE AVE.
FREEPORT, NY 11520

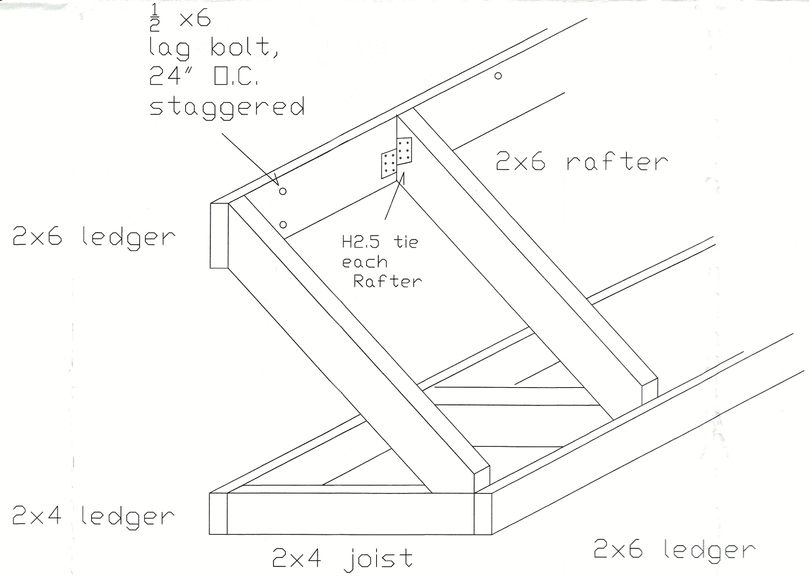
DRAWING:

JOB#: NU-22-600
DATE: 02-17-23
SCALE: AS NOTED

DRAWING NUMBER
A-1







Framing Detail
1″=1″

General Notes

No.	Revision/Issue	Date

Firm Name and Address
BENS GENERAL CONTRACTING CORP.
19 SUFFOLK ST.
FREEPORT, NY 11520
516 623 2945

Project Name and Address
Nunez awning roof
230 South Brookside Ave
Freeport, NY 11520

Project	Sheet
Awning roof	
Date 4/1/25	
Scale ¼ =1′	

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VILLAGE OF FREEPORT

=

Application Date: 5/16/25
Fees Paid: $225.00

SP# 3827

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

NOTE: ACCEPTANCE OF THIS APPLICATION BY THE VILLAGE CLERK'S OFFICE DOES NOT CONSTITUTE A COMPLETE APPLICATION

PROPERTY ADDRESS: 92 MOORE AVENUE ZONING DISTRICT RES. "AA"

SECTION 55 BLOCK 398 LOT 350 LOT SIZE: _____

☐ TENANT **APPLICANT** ☐ LESSEE	**PROPERTY OWNER**
Name: GENARO LOPEZ	Name: GENARO LOPEZ
Address: 92 MOORE AVENUE FREEPORT, N.Y. 11520	Address: 92 MOORE AVENUE FREEPORT, N.Y. 11520
Telephone #: (516) 439-9547	Telephone #: (516) 439-9547

Attorney Name: MIGUEL RAMIREZ
(optional) Phone #: (631) 704-0601
Address: 33 LAMONT PLACE WEST BABYLON, N.Y. 11704

Present Land Use: 1-FAMILY RES. **Proposed Land Use:** 1-FAMILY RES.

Description of Proposed Work: 228 SQ. FT. EXTENSION ON SECOND FLOOR AND 34 SQ FT. ENTRY FOYER

I request a preliminary meeting: ____ YES ✓ NO

I request a waiver of the public hearing and hereby certify the following:

A. The subject property is zoned Residence A or Residence AA.
B. The proposed construction is not a new building or dwelling.
C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied.

✓ YES ____ NO

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VILLAGE OF FREEPORT, NY

GENARO LOPEZ 04-29-2025
APPLICANT'S SIGNATURE DATE

DORIS ALEXANDRA RAMIREZ
NOTARY PUBLIC STATE OF NEW YORK
SUFFOLK COUNTY
LIC. # 01RA6359376
COMM. EXP. 05-30-2025

Sworn to before me this 28th day of April, 2025
Notary Public

****

Property Owner's Consent:

I, GENARO LOPEZ am (are) the owner(s) of the subject property and consent to the filing of this application.

GENARO LOPEZ 04-29-2025
PROPERTY OWNER'S SIGNATURE DATE

DORIS ALEXANDRA RAMIREZ
NOTARY PUBLIC STATE OF NEW YORK
SUFFOLK COUNTY
LIC. # 01RA6359376
COMM. EXP. 05-30-2025

Sworn to before me this 28th day of April, 2025
Notary Public

****

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: ____ YES ____ NO
Date of Hearing: _____
Date of Decision: _____
____ Approved ____ Denied
Village Clerk's Signature: _____ Date: _____
Planning Board Signature: _____ Date: _____

Rev. 12/10 PLEASE SEE REVERSE SIDE FOR SUBMISSION CHECKLIST Rev. 12/10

SUBMISSION CHECKLIST

YES	NO	N/A		
		✓	1.	The Building Department shall provide the applicant with a G.I.S. survey of all parcels within a five hundred (500) foot radius of the subject parcel. (Required for new construction/subdivision, only).
✓			2.	The applicant shall provide photographs of all parcels within a three hundred (300) foot radius of the subject parcel, with identifying comments on said photographs.
			3.	A site plan shall include the following information, plotted as necessary to a scale of not more then twenty (20) feet to one (1) inch:
✓			a.	Title of drawing, including name and address of applicant.
✓			b.	North point , scale, and date.
✓			c.	Boundaries of the project.
		✓	d.	Existing natural features, such as watercourse, waterbodies, wetlands, wooded areas, and individual large trees on the subject property. Features to be retained should be noted.
		✓	e.	Floodplain boundaries as determined by the Federal Emergency Management Agency.
		✓	f.	Location of proposed land and water uses and their areas in acres and location, together with the proposed use, dimensions, height and architectural features of all buildings and other structures.
		✓	g.	Location of outdoor storage and description of materials to be stored.
		✓	h.	Location of all existing or proposed site improvements including street, drains, culverts, retaining walls, fences, docks and easements, whether public or private.
		✓	i.	Location and description of all proposed waterfront public access/recreation provisions.
		✓	j.	Description of sewage disposal and water supply systems and locations of such facilities.
		✓	k.	Location and proposed development of buffer areas and other landscaping; the general landscaping plan and planting schedule.
		✓	l.	Location of all parking and loading area, internal circulation pattern, and ingress and egress drives.
		✓	m.	Provision for pedestrian and patron access, including public and private sidewalks, walkways and docks.
		✓	n.	Location, design and size of all signs and lighting facilities.
		✓	o.	Approximate locations and dimensions of areas proposed for neighborhood parks, playgrounds or other permanent open space.
		✓	p.	Building orientation and site design for energy efficiency and visual quality.
		✓	q.	Location and design of all energy distribution facilities, including electrical, gas, and solar energy.
		✓	r.	Description and location of erosion control measures including proposed location of sediment sink/setting pond and interceptor swales, etc..
		✓	s.	Location, supporting design data and copies of computations used as a basis for the design capacities and performance of stormwater management facilities.
		✓	t.	Lines and dimensions of all property which is offered, or to be offered for dedication for public use, with the purpose indicated thereon, and of all property that is proposed to be reserved by deed covenant for the common use of the property owners of the development.
		✓	u.	Estimated project construction schedule.
✓			v.	Record of application for approval status of all necessary permits from federal, state and county officials.
		✓	w.	Identification of any federal, state or county permits required for project execution.
✓			x.	The Planning Board may require such additional information as it may deem necessary for a complete assessment of the project pursuant to this chapter.

INC. VILLAGE OF FREEPORT

Department of Buildings
46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 377-2493
E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
March 21, 2025

Genaro Lopez
92 Moore Ave
Freeport, NY 11520

RECEIVED
2025 MAY 16 P 3:00
CLERK'S OFFICE
VILLAGE OF FREEPORT, N.Y.

RE: **92 Moore Ave Freeport, NY**
Zoning District – Residence AA Sec. 55 Blk. 398, Lot 350
Building Permit Application #20254130
Description: Proposed 228SF extension on second floor and 34SF entry foyer.

Dear Sir/Madam.

The above referenced application was initially reviewed by the Building Department and it has been determined that in order to proceed with the application process, additional approval from the Site Plan Review Board will be required.

For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the **Village Clerk's Office at 516-377-3632** to make an appointment, during normal business hours, to review the completed application. Changes or additional information may be required for the application; therefore, only **ONE** complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's Office. **Only after this initial appointment should the additional copies be made**.

Be further advised that you must submit an application to the Site Plan Review Board within sixty (60) days of the date of this letter. In the event that you do not file an application within the allotted sixty (60) days, this letter will expire and the Building Permit Application in conjunction with same will be cancelled. Subsequently, a new Building Permit Application and filing fees will be required.

If you should have any questions or require any additional information with reference to the Site Plan Review Board Application, please call the **VILLAGE CLERK'S OFFICE** at 377-3632.

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez
cc: Village Clerk

ZBA Approval Needed: **NO**

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration ____ Positive Declaration

In accordance with Section 8-0113, Article 8 of the New York Environmental Conservation Law and Chapter 110 of the Village Code, this Department has conducted an initial review to determine whether the following project may have a significant effect on the environment and on the basis of that review hereby finds:

X **The proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Statement.**

____ **The proposed project may have a significant effect on the environment and therefore requires the preparation of an Environmental Impact Statement. (See reasons below)**

Project:

Building Permit App. 20254130

Location: 92 Moore Ave
Applicant: Genaro Lopez
Description: Proposed 228SF extension on second floor and 34SF entry foyer.

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Lead Agency: Department of Buildings
for the Board of Trustees
Village of Freeport
46 North Ocean Avenue, Freeport, NY

Agency Contact Person:
Superintendent of Buildings
(516) 377-2242

REASON(S) FOR DETERMINATION

This finding is based upon Section 617.10 of Article of the New York Environmental Conservation Law, the criteria for determining what actions may have a significant effect on the environment, as follows:

A)

B) Possible environment effects identified:
(only if positive determination)

Dated: March 21, 2025

Sergio A. Mauras
Sergio A. Mauras
Superintendent of Buildings

IMPORTANT: This declaration and supporting attachments are open for inspection and public response at the office of the Superintendent of Buildings.

617.20
Appendix B
Short Environmental Assessment Form

MAR – 6 2025

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project: Dormer addition and Exterior alterations to residence

Project Location (describe, and attach a location map):
On North side of Moore Ave. At 175 ft. East of Wallace Street
86 North Long Beach Avenue in the Inc. Village of Freeport, New York 11520

Brief Description of Proposed Action:
Dormer addition and Exterior alterations to Existing 2-Story 1-Family Residence

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VILLAGE OF FREEPORT

Name of Applicant or Sponsor:	Telephone: (516) 439-9547
Genaro B. Lopez	E-Mail: novibaldwinny@gmail.com

Address: 92 Moore Avenue

City/PO:	State:	Zip Code:
Freeport New York 11520	New York	

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental esources t hat may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		✓
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	✓	

3.a. Total acreage of the site of the proposed action? 0.215 acres
b. Total acreage to be physically disturbed? 0.215 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.215 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐Urban ☐Rural (non-agriculture) ☐Industrial ☐Commercial ☑Residential (suburban)
☐Forest ☐Agriculture ☐Aquatic ☐Other (specify): _____
☐Parkland

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		✓	
b. Consistent with the adopted comprehensive plan?		✓	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
		✓	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? N If Yes, identify: _____			
		✓	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?			
		✓	
b. Are public transportation service(s) available at or near the site of the proposed action?			✓
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		✓	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	NO	YES	
			✓
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____			✓
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewate r treatment: _____			✓
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	✓		
b. Is the proposed action located in an archeological sensitive area?	✓		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		✓	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		✓	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		✓	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
› Shoreline › Forest › Agricultural/grasslands › Early mid-successional
› Wetland › Urban ✓Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	✓	
16. Is the project site located in the 100 year flood plain?	NO	YES
	✓	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a . Will storm water discharges flow to adja cent propertie s? › NO › YES	NO ✓	YES
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains ?) If Yes, briefly describe: ✓NO › YES	✓	

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	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	✓	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	✓	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	✓	

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Genaro B. Lopez Date: 04/18/2024

Signature: _____

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer a ll the f llowing questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

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	No, or small impact may occur	Mo derate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	✓	
2. Will the proposed action result in a change in the use or intensity of use of land?	✓	
3. Will the proposed action impair the character or quality of the existing commu ty? ni	✓	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	✓	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	✓	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	✓	
7. Will the proposed action impact existing: a. public / private water supplies?	✓	
b. public / private wastewater treatment utilities?	✓	
8. Will the proposed action impair the character or quality of important historic, arch aeological, architectural or aesthetic resources?	✓	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	✓	

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	✓	
11. Will the proposed action create a hazard to environmental resource s or human health?	✓	

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impa tsc . Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be asse cssed onsidering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

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9 Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

9 Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

EXISTING SUBJECT PROPERTY PICTURES

92 MOORE AVENUE, FREEPORT, N.Y, 11520

SBL.: 55 398 350

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EXISTING NEIGHBORS PROPERTY PICTURES

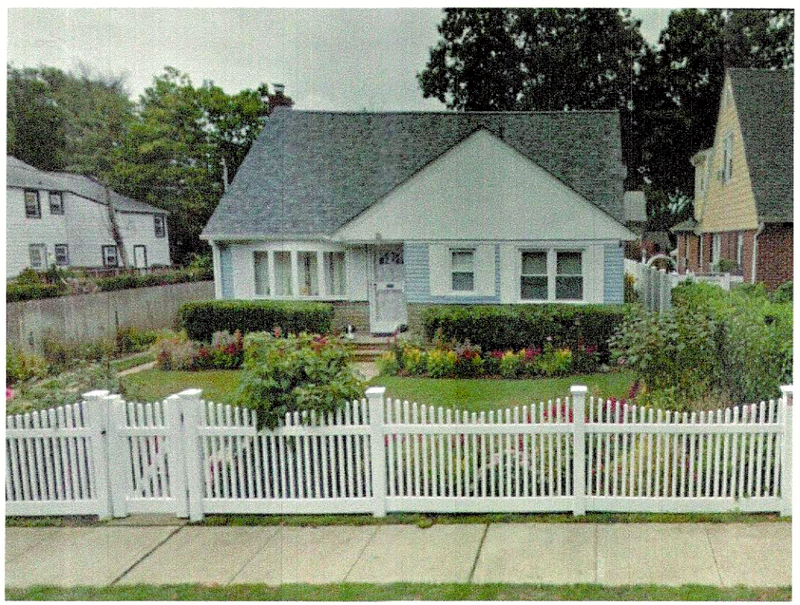
92 MOORE AVENUE, FREEPORT, N.Y, 11520

SBL.: 55 398 350

ADJACENT WEST SIDE PROPERTY (NO. 100)

ADJACENT EAST SIDE PROPERTY (NO. 14)

NO. 14 HOTCHKISS PLACE (ACROSS STREET CORNER HOUSE)



NO. 101 MOORE CIRCLE (ACROSS STREET CORNER HOUSE)

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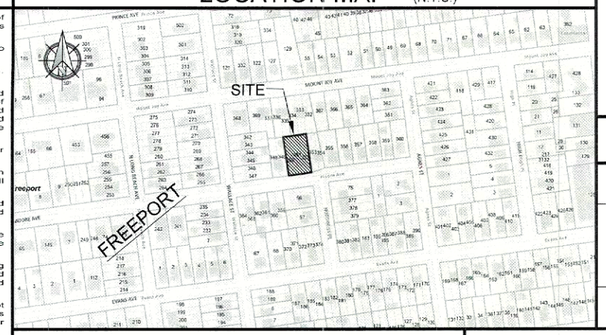
GENERAL NOTES 1

1. All work shall be done in strict accordance with provisions of local, state, and federal codes, laws, ordinances, and regulations wherever applicable.
2. Each contractor shall be held to have visited the site and to have verified all existing conditions prior to submission of bid.
3. In all cases, drawings shall not be scaled for information. Figured dimensions and conditions must be verified in the field.
4. Contractor shall verify and be responsible for all field dimensions and job conditions, and shall notify the Architect of any discrepancies, conflicts, and/or omissions which would interfere with the satisfactory completion of the work. Should he fail to follow this procedure and continue with the work, he shall assume responsibility and liability arising therefrom.
5. All items of work identified on the drawings by name, note, or material designation are new, unless otherwise noted.
6. All new materials and installations shall be in accordance with manufacturer's latest printed specifications, and with all applicable code requirements.
7. All work shall be performed in accordance with best standard trade practices. Each trade shall cooperate with the Owner and other trades to facilitate job scheduling and completion.
8. Proprietary names identifying items of work are used to designate the standard of construction. Items of equal quality may be submitted for the Architect's review.
9. Each contractor shall be responsible for any damage to adjoining remaining areas as a result of his work, and shall repair damaged surfaces to their pre-existing conditions or as may be required to complete the entire scope of work.
10. Indications of work to be removed are general only, and are not intended to show all items which may require removal. Such items shall be removed, relocated, and/or reinstalled as required for installation of new work.
11. Existing equipment and materials to be removed, which are not required to be relocated or retained by the Owner, shall become the property of the Contractor and removed from the premises.
12. At the completion of each workday, each trade shall be responsible for cleaning up their work. Rubbish removal shall be done in a dust-inhibitive fashion, and the job site shall be free of all debris and broom cleaned upon completion.
13. Drywall Construction:
    a. Provide sizes and types as shown on the drawings, taped and spackled with three (3) coats and sanded smooth.
    b. Provide all metal corner beads, stops, edge trim, casing, beads, etc. as required to finish all drywall surfaces with flush, level edges.
    c. Use Firecode "X" gypsum board where required to obtain fire ratings per N.Y.S. Building Codes. See Partition Types and plans for exact locations.
14. Alterations to existing work shall be patched and finished, as necessary, to match existing contiguous surfaces or new finishes shown.
15. Clean all floors, walls, doors, misc. metals, glass, etc. leaving job free of dust and debris, prior to project completion.
16. All existing floor slabs which are damaged as a result of any demolition and new work are to be restored as required to match and be level with contiguous surfaces.
17. Flame spread of all interior finishes shall meet or exceed Class "B" (ASTM E-84) or Class "II" (Radiant Panel Test) requirements.
18. All mechanical and electrical work shall be in full conformance with the Building Codes of N.Y. State, and all other applicable codes and regulations.
19. Plumbing work shall be installed, by a plumber licensed with the Village of Freeport, in accordance with New York State and National Plumbing Codes.
20. Electrical work shall be installed by an electrician licensed in Nassau County, in accordance with New York State and National Electrical Codes. A Fire Underwriter's Laboratory certificate shall be obtained for all electrical work, and supplied to the Owner and the Architect.
21. All cabinetry and casework to be fabricated and installed in conformance with the N.Y.S. Building Code.
22. During demolition work, properly protect all existing work scheduled to remain. Provide any shoring, bracing, and temporary partitions as required to protect adjoining existing areas so that the owner can continue daily operations with minimal interruptions.
23. Soil pressure assumed at 3,000 Lbs. per sq. ft..
24. All new construction is to conform to the latest Energy Conservation Construction Code of N.Y. State, effective August 5, 2007.

GENERAL CODE NOTES 2

1. SEE DRAWING A-4 FOR NEW DOOR AND WINDOW SCHEDULES.
2. SEE DRAWING C-1 AND C2 FOR THE RESIDENTIAL CODE OF NEW YORK STATE GENERAL CONSTRUCTION DETAILS, FASTENING/NAILING & STRAPPING SCHEDULES.
3. NEW SMOKE ALARM DETECTOR TO BE INSTALLED AT EACH SLEEPING ROOM, HALLWAY & BASEMENT. ALL SMOKE DETECTORS TO BE INTERCONNECTED IN ACCORDANCE WSECTION R313.1 AND POWER SOURCE FOR SMOKE DETECTORS IS TO COMPLY WSECTION R313.1.2 OF THE NYS RESIDENTIAL CODE. (TYP.)
4. NEW CARBON MONOXIDE DETECTOR IS TO BE INSTALLED, LISTED AND LABELED AS COMPLYING WI U.L. 2034-2032 STANDARD AND TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS, AND PER N.Y.S SECTION R 313.4
5. MINIMUM DUCT INSULATION IS TO BE IN ACCORDANCE WITH TABLE 503.2.3 OF THE ENERGY CONSERVATION CODE OF NEW YORK STATE
6. PLEASE CONFIRM THAT ALL APLIANCES WILL BE DIRECTLY VENTED TO THE OUTSIDE. SIZING OF VENTING SYSTEM IS TO COMPLY WITH SECTION G2427 (634). FURTHERMORE FLUE CROSS SECTIONAL AREA IS TO COMPLY WITH R 1001.11. EXTERIOR AIR INTAKE IS TO COMPLY WITH SECTION R1005. OF R.C. O. N.Y.S.
7. MOISTURE VAPOR RETARDERS ARE TO BE INSTALLED ON THE WARM-IN-WINTER SIDE OF THE INSULATION IN ALL FRAMED WALLS, FLOORS AND ROOF/CEILINGS COMPRISING ELEMENTS OF THE BUILDING THERMAL ENVELOPE, IN ACCORDANCE WITH SECTION R318 OF R. C. O. N.Y.S.
8. PIPE INSULATION FOR THE WATER DISTRIBUTION SYSTEMS IS TO COMPLY WITH TABLE 503.3.1 OF THE ENERGY CONSERVATION CONSTRUCTION CODE. SEE TABLE ON DWG. C-3 FOR MORE INFORMATION. WATER DISTRIBUTION TO BE "L" COPPER OR BETTER. VENTS TO BE P.V.C. SCHEDULE 40 OR BETTER. DRAINS TO BE BLACK IRON PIPE OR BETER.
9. ELECTRICAL EQUIPMENT WIRING AND INSTALLATION ARE TO COMPLY WITH CHAPTER 35 THROUGH 42 OF R.C. O. N.Y.S. WIRE INSULATION TO BE RHW OR BETTER (75D C MAX. CONDUCTOR TEMP.) ALL GARAGE, OUTDOOR, UNDERFLOOR SPACES TO BE PROVIDED WITH GFI PROTECTION IN ACCORDANCE WITH SECTION E 3902 OF R.C. O. N.Y.S.
10. THE WIRING SYSTEM OF THE PREMISES IS TO BE GROUNDED AT THE WATER SERVICE OR WITH A GROUNDING ELECTRODE CONNECTED, IN ACCORDANCE WITH SECTION E3507, SIZED IN ACCORDANCE WITH SECTION E3603.1. THE ROD ELECTRODE IS TO BE MADE OF ZINC-COATED IRON OR STEEL SHALL HAVE 5/8" MINIMUM DIAMETER AND SHALL BE A MINIMUM OF 8 FT. LONG. NON-FERROUS ROD SHALL BE 1/2 IN MINIMUM DIAMETER IN ACCORDANCE WITH SECTION E 3508 OF R.C. O. N.Y.S.
11. CIRCUIT BREAKERS AND OTHER ELECTRICAL DEVICES ARE TO BE SIZED TO PROTECT THE FEEDER IN EACH PARTICULAR BRANCH CIRCUIT.
12. A MINIMUM OF ONE 20 AMPERE BRANCH CIRCUIT IS TO BE PROVIDED TO SUPPLY THE BATHROOM RECEPTACLE OUTLETS. SUCH CIRCUITS ARE TO HAVE NO OTHER OUTLET
13. CIRCUITS RATINGS TO BE IN ACCORDANCE WITH SECTION E3902. GROUNDING FAULT INTERRUPTER PROTECTION IS TO BE PROVIDE FOR BATHROOM CIRCUITS. ALL CIRCUITS LISTED IN SECTION E3902 OF R.C.O.N.Y.S.

LOCATION MAP (N.T.S.)



GENERAL CODE NOTES 2

14. STAIRWAY ILLUMINATION IS TO BE IN ACCORDANCE WITH R303.6. THE LIGHT SWITCH IS TO BE LOCATED AT THE TOP AND AT THE BOTTOM OF EACH STAIRWAY, IN ACCORDANCE WITH SECTION R303.6.1. OF R.C. O. N.Y.S.
15. DWELLING IDENTIFICATION IS TO PROVIDED IN ACCORDANCE WITH SECTION R321 OF R.C. O. N.Y.S.
16. ALL MECHANICAL SYSTEM INSTALLED SHALL COMPLY WITH CHAPTER 12 THROUGH CHAPTER 33 OF R.C.O.NYS
17. PLUMBING SYSTEM INSTALLED SHALL COMPLY WITH CHAPTER 25 THROUGH CHAPTER 24 OF R.C.O.NYS
18. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60"

GENERAL STRUCTURAL NOTES

ALLOWABLE WOOD STRESSES:

CONSTRUCTION GRADE DOUGLAS FIR - SOUTH #1
Fb = 1300 PSI
Ft = 675 or 525 PSI IF > 4" WIDTH (COMPRESSION PARALLEL TO GRAIN)
Fc = 800 PSI (COMPRESSION PARALLEL TO GRAIN)
Fc = 245 PSI (COMPRESSION PERPENDICULAR TO GRAIN)
Fv = 90 PSI (HORIZONTAL SHEAR)

REFERENCES:
BUILDING CODE OF NEW YORK STATE
RESIDENTIAL CODE OF NEW YORK STATE
AMERICAN FOREST & PAPER ASSOCIATION (WFCM) - 2021 EDITION
TIMBER CONSTRUCTION MANUAL (AITC)
MANUAL OF STEEL CONSTRUCTION (AISC)
AMERICAN CONCRETE INSTITUE (ACI)

CONCRETE

1. Design, materials and methods of construction shall comply with the Building Code Requirements for Reinforced Concrete ACI 318-99 of the American Concrete Institute. Compressive strength at 28 days (f'c) for reinforced concrete in footings and slabs shall be 3500 psi.
2. Concrete and reinforcing materials shall conform to the following standards
   A. Portland cement as per ASTM C150-84.
   B. Air-entraining Admixtures shall conform to ASTM C-260-77 & Section R 402.2 of R.C. of N.Y.S
   C. Concrete aggregates as per ASTM C33-84.
   D. Water shall be clean and free from injurious amounts of oils, acids, alkalis, salt, organic materials and deleterious substances.
   E. Deformed reinforcing bars shall conform to ASTM A615-82(S1) Grade 60.
   F. Welded smooth wire fabric for concrete reinforcement
3. All bars shall be securely held in proper position while placing concrete. If required, additional bars or stirrups shall be provided by the contractor to that effect.
4. Minimum concrete cover of reinforcement shall be as follows
   A. Footings and other principal structural members cast against ground, 3".
   B. Concrete, after removal of forms exposed to weather or in contact with ground to be 2" for bars larger than #5, and 1 1/2" for #5 or smaller.
   C. Slabs and walls not exposed to ground or weather to be 3/4" and beams and girders to be 1 1/2".
5. All dowels, anchor bolts, embedded steel, electrical conduits, pipe sleeves, waterstops, inserts, grounds and all other embeded items shall be in place before placement of concrete

   shall conform to ASTM A185-79 and A82-79.

BUILDING CODE OF NYS 2020 ANALYSIS

CONSTRUCTION CLASSIFICATION:

TYPE VB- WOOD FRAME

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS:

AS PER TABLE 601-NO FIRE RESISTANCE RATING REQUIRED FOR ANY BUILDING ELEMENTS.

CHAPTER 11 - ACCESSIBILITY (SECTION 1103)

1103.2.4 DETACHED ONE AND TWO FAMILY DWELLINGS AND ACCESORY STRUCTURES, AND THEIR ASSOCIATED SITES AND FACILITIES AS APPLICABLE IN SECTION 101.2, ARE NOT REQUIRED TO BE ACCESSIBLE.

ZONING CALCULATIONS

ZONING: PER VILLAGE OF FREEPORT
(ZONED:RES- "A")

BUILDING HEIGHT:
35' OR 3 STORIES MAX. HEIGHT)

PROPOSED BUILDING AREAS:

ATTACHED GARAGE _____EXISTING: 336 SQ. FT._____PROPOSED: _336 SQ. FT.
CELLAR_____EXISTING: 1,035 SQ. FT._____PROPOSED:__1,035 SQ. FT.
FIRST FLOOR:_____EXISTING: 1,672 SQ. FT._____PROPOSED:___1,705 SQ. FT.
SECOND FLOOR:_____EXISTING: 808 S.F._____PROPOSED:__1,036 S.F.

ROOFED OVER
PORCHES & DECKS:_____EXISTING:__33 SQ. FT.___PROPOSED:__47 SQ. FT.
OPEN DECKS:_____EXISTING:__1,364 SQ. FT.__PROPOSED:__1,364 SQ. FT. S.F.
ACCESSORY STRUCTURES:_____EXISTING:__80 SQ. FT.__PROPOSED:__80 SQ. FT.
IN GROUND POOL:_____EXISTING: 0 S.F.__PROPOSED: 0 S.F.
ABOVE GROUND POOL:_____EXISTING: 329 SQ. FT.__PROPOSED:___329 SQ. FT.
TOTAL BUILDING AREA:_____3,077 S.F. (INCLUDING FIRST FL., SECOND FL., ATTACHED GARAGE AND ACCESSORY STRUCTURES)
LOT COVERAGE:_____30% MAX =9,375 x 0.30=2,812 S.F
ACTUAL COVERAGE:_____2,168 < 2,812 S.F= 23 %
(ACTUAL COVERAGE INCLUDES 1ST FL, PORCHES, ATTACHED GARAGE & ACCESSORY STRUCTURES)

2020 IECC CODE NOTES

2020 IECC, Section R403.3 Mechanical system piping insulation (Mandatory)

Mechanical system piping capable of carrying fluids above 105 °F (41 °C) or below 55 °F (13 °C) shall be insulated to a minimum of R-3.

Protection of piping insulation

1.-Piping from the water heater to kitchen outlets.

4. Piping located outside the conditio space.

5. Piping from the water heater to a distribution manifold.

6. Piping located under a floor slab.

7. Buried piping.

8. Supply and return piping in recirculation systems other than demand recirculation systems.

9. Piping with run lengths greater than the maximum run lengths for the nominal pipe diameter given in Table 403.4.2. All remaining piping shall be insulated to at least R-3 or meet the run length requirements of Table R403.4.2.

2015 IECC, Electrical Power and Lighting System

Section R404.1 Lighting Equipment.
Not less than 75 percent of the permanently installed lighting fixtures to be high efficacy lamps as required.

SYMBOL LIST

North Arrow
Detail No. / DETAIL DESIGNATION / Drawing No.
Section Number / SECTION / Drawing No.
New Window Number Designation (See Window Schedule Sheet #C-2)
New Door Number Designation (See Door Schedule Sheet #C-2)
Furniture Designation
Partition Type Designation
Fire Extinguisher (Wall Hung)
Exhaust Fan
Existing Construction to Remain
Existing Construction to be Removed (U.O.N.)
New Drywall Partition
Existing Door & Frame to Remain
Existing Door & Frame to Remain

PROPOSED ADDITION AND ALTERATION TO EXISTING 1-1/2 STORY 1-FAMILY RESIDENCE

92 MOORE AVENUE, FREEPORT, N.Y, 11520

SBL.: 55 398 350

RESIDENTIAL CODE OF NEW YORK STATE -2020

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

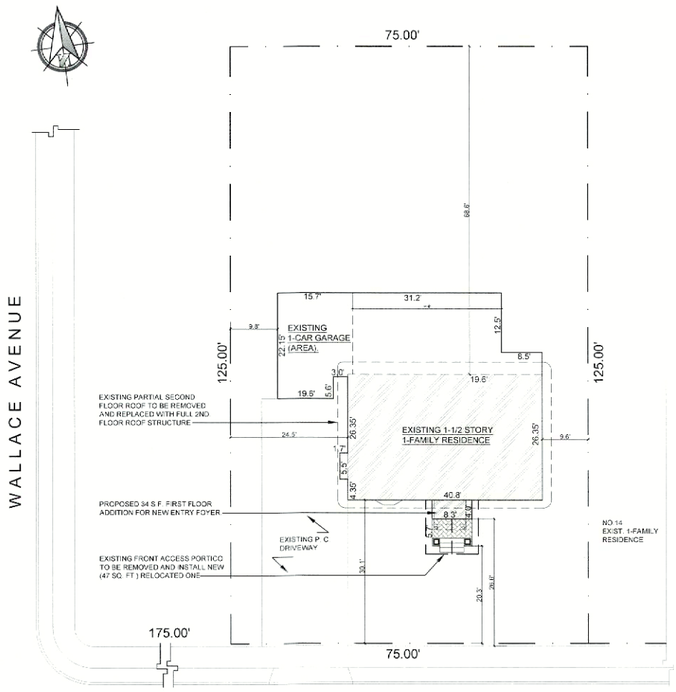
GROUND SNOWLOAD	WIND SPEED (mph)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE SHIELD UNDER-LAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX
			WEATHERING	FROST LINE DEPTH	TERMITE	DECAY				
As per figure R301.2(5)	As per figure R301.2(4)	As per figure R301.2(2)	As per figure R301.2(3)		As per figure R301.2(6)	As per figure R301.2(7)	As per Table N1101.2			As per Table R403.3(1)
20 psf	120 mph	B	SEVERE	3 FT.	MODERATE TO HEAVY	SLIGHT TO MODERATE	NASSAU - 13	YES	-	NASSAU - 496

PLOT PLAN

LOT SIZE: 9,375 S.F. (0.22 ACRE)

SCALE: 1"=15'

ZONE: RES. "A"



NOTE: SITE PLAN INFORMATION TAKEN FROM BALDWIN AND CORNELIUS CO. INC. LICENSED LAND SURVEYOR.

SCOPE OF PROJECT

FITST FLOOR:
1. REMOVE EXISTING 34 SQ. FT. ROOF OVER FRONT ACCESS DOOR.
2. ADD 34 SQ. FT. AREA FOR NEW FOYER.
3. INSTALL NEW 47 SQ. FT. FRONT ACCESS ROOF OVER PORCH.

SECOND FLOOR :
4. EXTEND EXISTING 808 SQ. FT. FLOOR AREA UP TO 1,036 SQ. FT.
5. REMOVE EXISTING SECOND FLOOR ROOF STRUCTURE AND INSTALL NEW .

DRAWINGS LIST

1.- T-1 TITLE/INFORMATION SHEET, SITE PLAN GENERAL NOTES AND LOCATION MAP

2.- A-1 FOUNDATION , FIRST & SECOND FLOOR AND ROOFFRAMING PLAN PROPOSED ADDITION.

3.- A-2 FRONT ELEVATION AND LEFT SIDE ELEVATIONS WITH PROPOSED ADDITION AND ALTERATIONS.

4.- A-3 EXISTING RIGHT SIDE, LEFT ELEVATIONS WITH PROPOSED ADDITION AND ALTERATIONS (INTERIOR AND EXTERIOR AIR SEALING DETAILS

VLADIMIR CONSTANT P.E.
7 Melrick Court
Westbury, New York 11590
Phone: (516) 779-2343
E-MAIL: v.constant@yahoo.com

STATE OF NEW YORK — VLADIMIR CONSTANT — 080951 — LICENSED PROFESSIONAL ENGINEER

CONSULTANT

MAR DRAFTING CORPORATION
RESIDENTIAL & COMMERCIAL DESIGN
33 LAMONT PLACE
WEST BABYLON, NY 11704
OFF.: (631)920-2445
MOBILE:(631)704-6601

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		

ISSUED TO	NO.	DATE
BUILDING DEPT.	1	MAY 16 2025
BUILDING DEPT.	2	JUNE 30 2025
BUILDING DEPT.	3	AUG 18 2025

APPLICATION NO. 5

APPLICANT/OWNER
GENARO B. LOPEZ
ADDRESS:
92 Moore Avenue
Freeport, N.Y. 11520
PHONE:
(516)439-9547
EMERGENCY CONTACT:
NAME: MIGUEL RAMIREZ
PHONE:
(631)704-6601

PROJECT TITLE

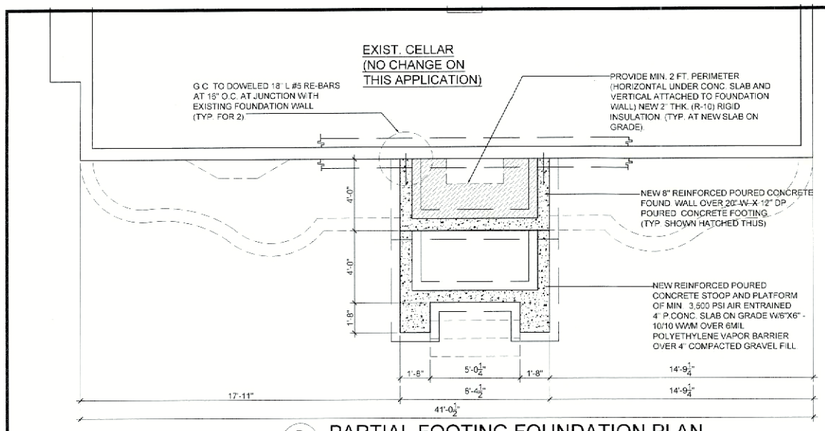
PROPOSED ADDITION & ALTERATION TO EXISTING 1-FAMILY RESIDENCE

92 Moore Avenue
FREEPORT, N.Y. 11520
SEC.55 BLK 398 LOT 350

DRAWING TITLE

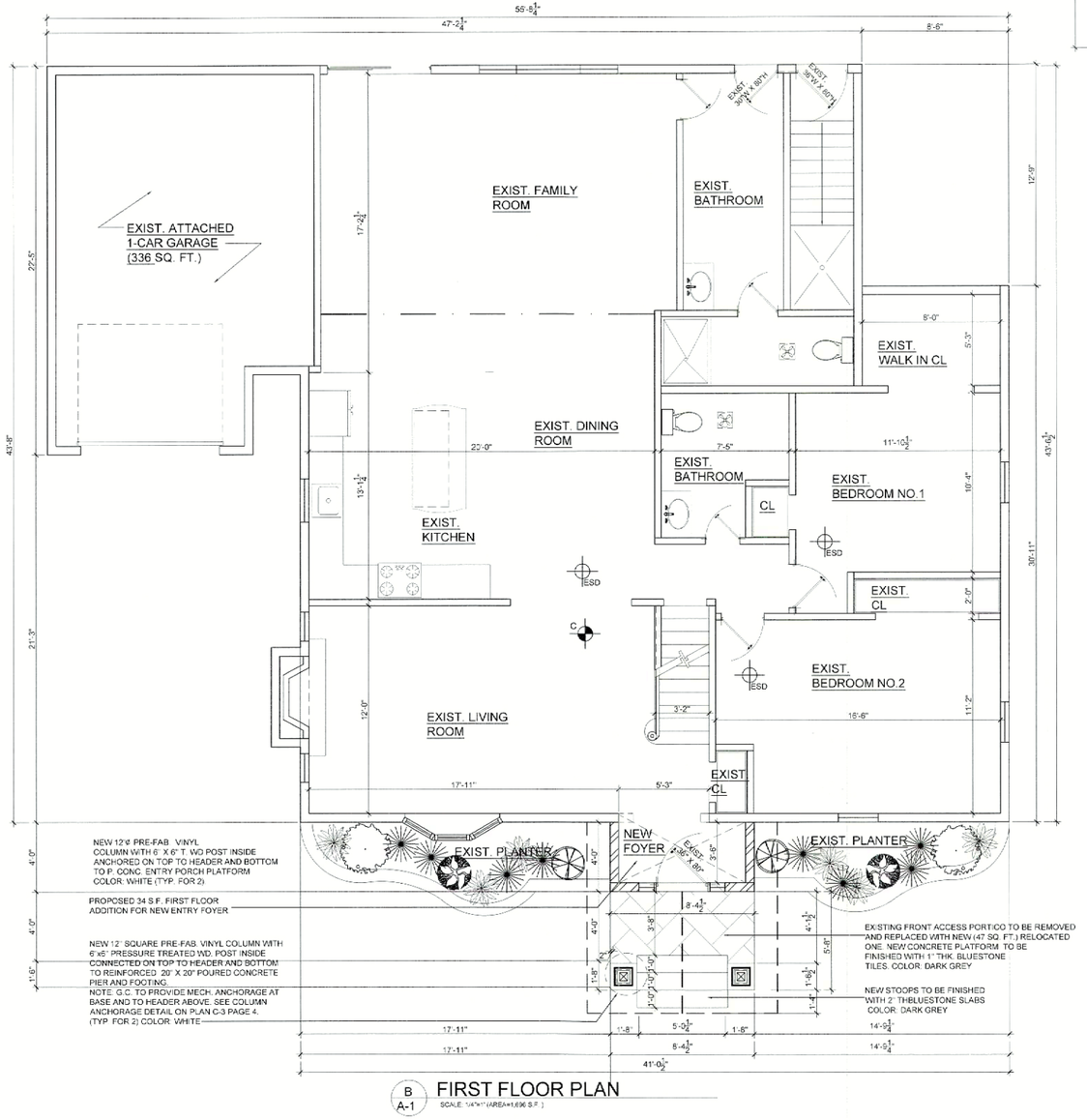
TITLE INFORMATION PLOT PLAN, LOCATION MAP, SYMBOL LIST AND GENERAL CONST. NOTES

DRAWN BY: MIGUEL RAMIREZ	DRAWING NO. T-1
CHECKED BY: VLADIMIR CONSTANT	
DATE: MARCH 2025	PROJECT NO. 202418
SCALE: AS SHOWN	1/4



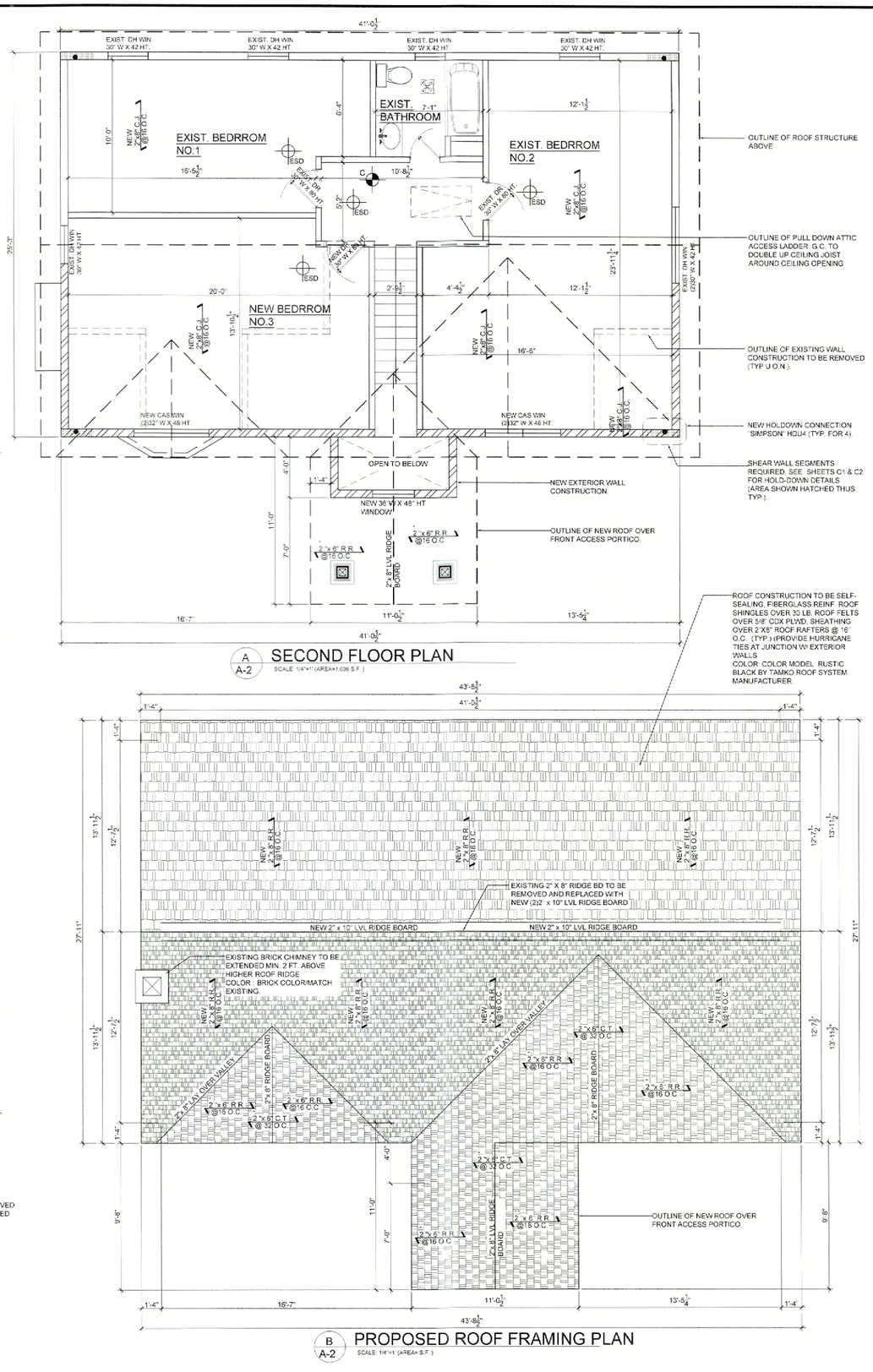
B A-1 **PARTIAL FOOTING FOUNDATION PLAN**

SCALE: 1/4"=1' (AREA=1,968 S.F.)



B A-1 **FIRST FLOOR PLAN**

SCALE: 1/4"=1' (AREA=1,696 S.F.)



A A-2 **SECOND FLOOR PLAN**

SCALE: 1/4"=1' (AREA=1,636 S.F.)

B A-2 **PROPOSED ROOF FRAMING PLAN**

SCALE: 1/4"=1' (AREA= S.F.)

VLADIMIR CONSTANT P.E.
7 Melrick Court
Westbury, New York 11590
Phone: (516) 779-2343
E-MAIL: v.constant@yahoo.com

STATE OF NEW YORK
VLADIMIR CONSTANT
LICENSED PROFESSIONAL ENGINEER
080691

CONSULTANT

MAR
DRAFTING CORPORATION
RESIDENTIAL & COMMERCIAL DESIGN
33 LAMONT PLACE
WEST BABYLON, NY 11704
OFF. (631)920-2445
MOBILE:(631)704-6601

REVISIONS

NO.	DATE	DESCRIPTION
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RECEIVED
2025 MAY 16 P 3:09
VILLAGE OF FREEPORT
BUILDING DEPT.
FREEPORT, NY

APPLICATION NO.

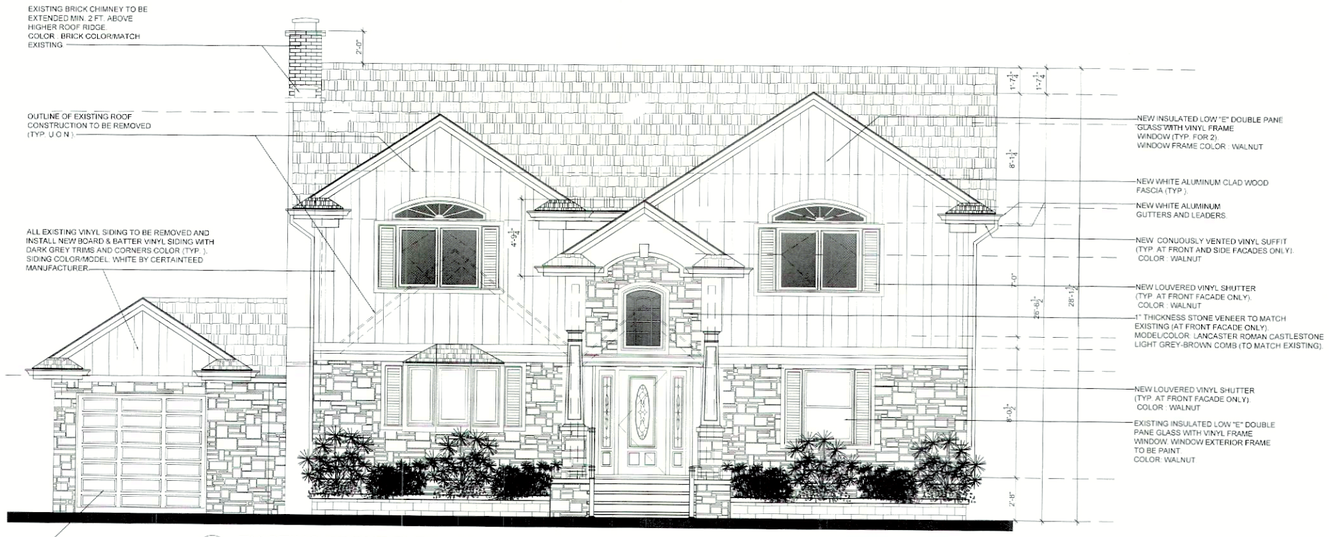
APPLICANT/OWNER
GENARO B. LOPEZ
ADDRESS:
92 Moore Avenue
Freeport, N.Y. 11520
PHONE:
(516)439-9547
EMERGENCY CONTACT:
NAME: MIGUEL RAMIREZ
PHONE:
(631)704-6601

PROJECT TITLE
PROPOSED ADDITION & ALTERATION TO EXISTING 1-FAMILY RESIDENCE

92 Moore Avenue
FREEPORT, N.Y. 11520
SEC.55 BLK 398 LOT 350

DRAWING TITLE
EXISTING FOOTING FOUND. FIRST, SECOND AND ROOF FRAMING PLANS WITH PRO POSED ALTERATIONS

DRAWN/DESIGN BY: MIGUEL RAMIREZ	DRAWING NO. A-1
CHECKED BY: VLADIMIR CONSTANT	
DATE: MARCH 2025	PROJECT NO. 202418
SCALE: AS SHOWN	2/4



A / A-2 EXISTING FRONT ELEVATION WITH PROP. ALTERATIONS
SCALE: 1/4"=1'

B / A-2 EXISTING LEFT SIDE ELEVATION WITH PROP. ADDITIONS
SCALE: 1/4"=1'

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VILLAGE OF FREEPORT

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PHONE:
(631)704-6601

PROJECT TITLE
PROPOSED ADDITION & ALTERATION TO EXISTING 1-FAMILY RESIDENCE
92 Moore Avenue
FREEPORT, N.Y. 11520
SEC.55 BLK 398 LOT 350

DRAWING TITLE
EXITING FRONT AND RIGHT SIDE ELEVATIONS WITH PROPOSED ADDITION AND ALTERATIONS

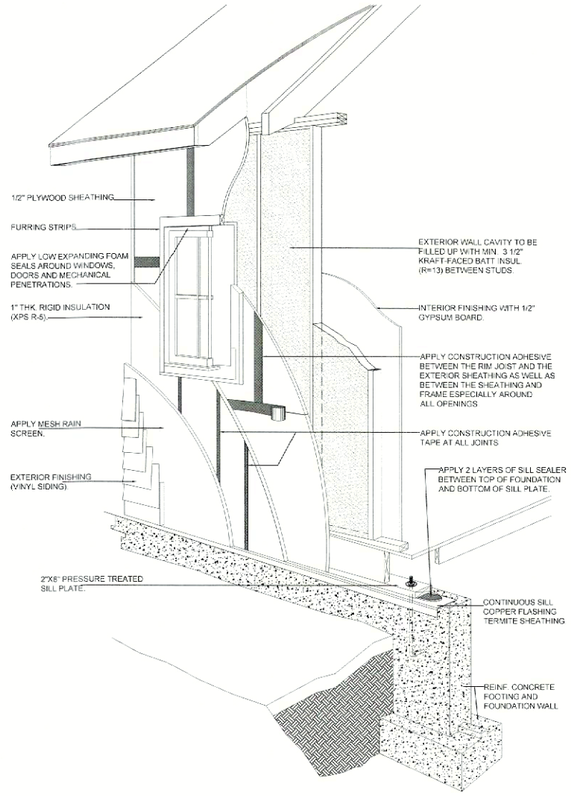
DRAWN/DESIGN BY:	DRAWING NO.
MIGUEL RAMIREZ	A-2
CHECKED BY: VLADIMIR CONSTANT	
DATE: MARCH 2025	PROJECT NO. 202418
SCALE: AS SHOWN	3 / 4

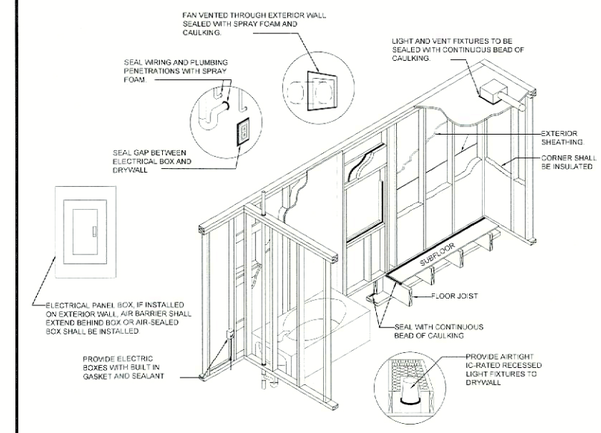
A A-3 EXISTING RIGHT SIDE ELEVATION WITH PROP. ADDITIONS

SCALE: 1/4"=1'

B A-3 EXISTING REAR ELEVATION WITH PROP. ADDITIONS

SCALE: 1/4"=1'





C A-3 INTERIOR AND EXTERIOR AIR SEALING DRAWING DETAIL

NOT TO SCALE

VLADIMIR CONSTANT P.E.
7 Melrick Court
Westbury, New York 11590
Phone: (516) 779-2343
E-MAIL: v.constant@yahoo.com

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WEST BABYLON, NY. 11704
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VILLAGE CLERK'S OFFICE
FREEPORT, NY

APPLICATION NO.

APPLICANT/OWNER
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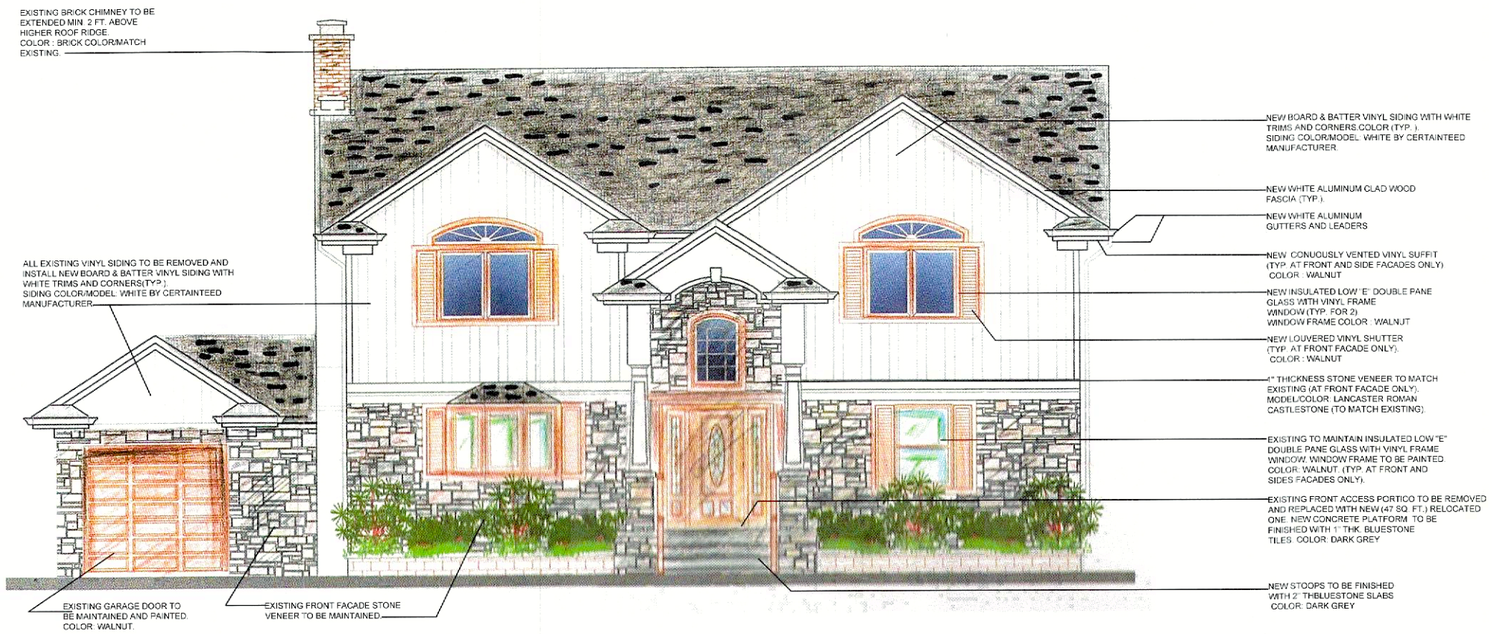
ADDRESS:
92 Moore Avenue
Freeport, N.Y. 11520
PHONE:
(516)439-9547
EMERGENCY CONTACT:
NAME: MIGUEL RAMIREZ
PHONE:
(631)704-6601

PROJECT TITLE
PROPOSED ADDITION & ALTERATION TO EXISTING 1-FAMILY RESIDENCE

92 Moore Avenue
FREEPORT, N.Y. 11520
SEC.55 BLK 398 LOT 350

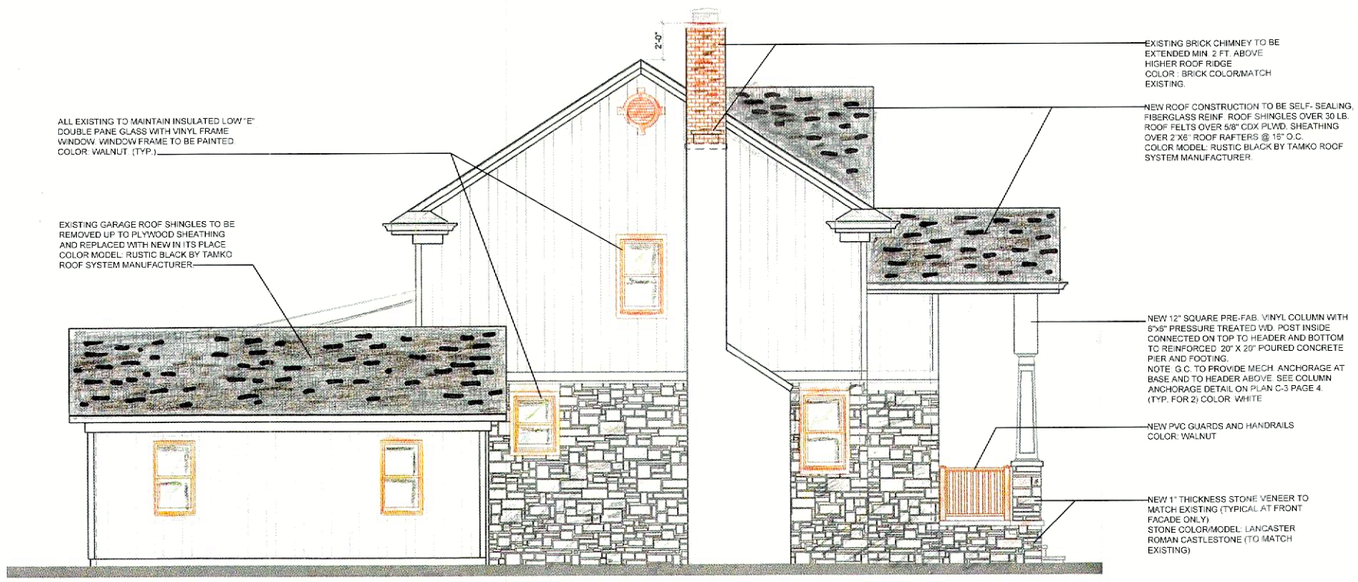
DRAWING TITLE
EXISTING RIGHT SIDE & REAR ELEVATIONS, INT. AND EXTERIOR AIR SEALING DETAIL

DRAWN/DESIGN BY: MIGUEL RAMIREZ	DRAWING NO. A-3
CHECKED BY: VLADIMIR CONSTANT	
DATE: MARCH 2025	PROJECT NO. 202418
SCALE: AS SHOWN	4/4



A R-1 EXISTING FRONT ELEVATION WITH PROP. ALTERATIONS

SCALE: 1/4"=1'



B R-1 EXISTING LEFT SIDE ELEVATION WITH PROP. ADDITIONS

SCALE: 1/4"=1'

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REVISIONS

NO.	DATE	DESCRIPTION
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ISSUED TO:	NO.	DATE

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2024 MAY 16
TOWN OF HEMPSTEAD
BUILDING DEPARTMENT

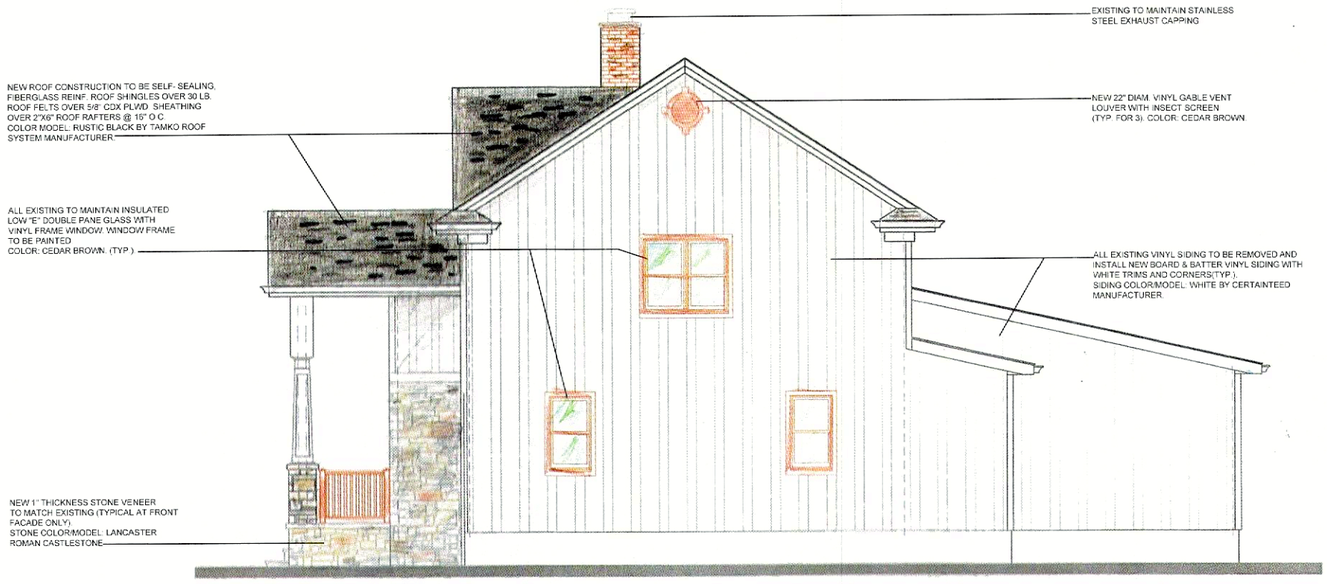
APPLICATION NO.

APPLICANT/OWNER
GENARO B. LOPEZ
ADDRESS:
92 Moore Avenue
Freeport, N.Y. 11520
PHONE:
(516)439-9547
EMERGENCY CONTACT:
NAME: MIGUEL RAMIREZ
PHONE:
(631)704-6601

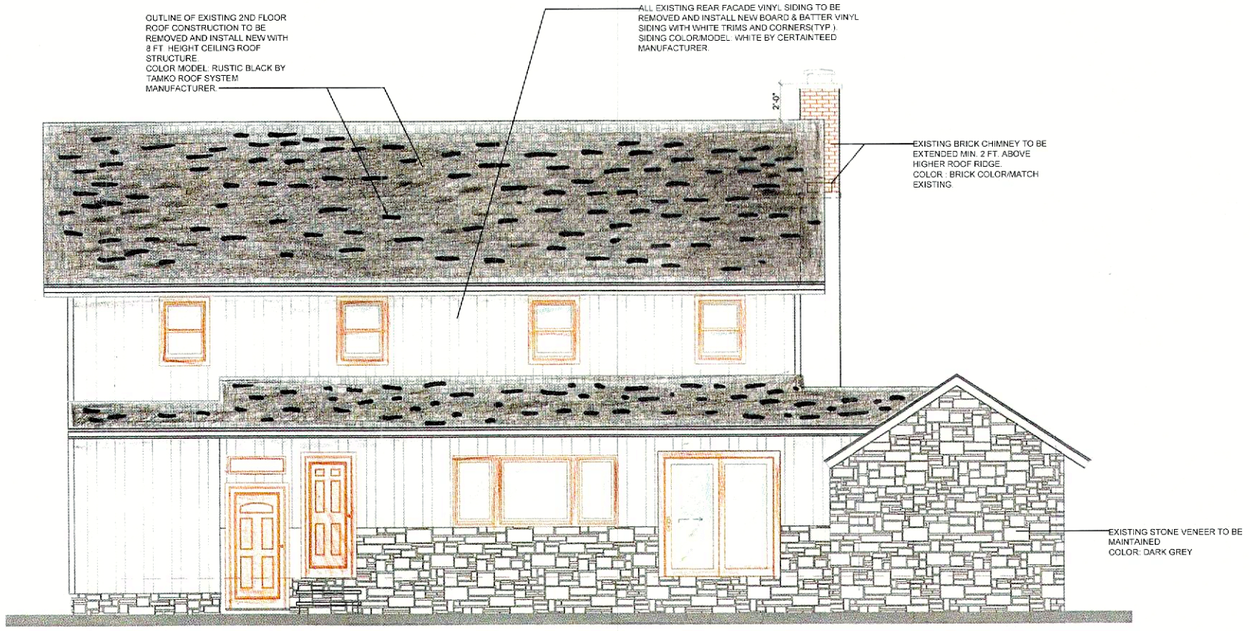
PROJECT TITLE
PROPOSED ADDITION & ALTERATION TO EXISTING 1-FAMILY RESIDENCE
92 Moore Avenue
FREEPORT, N.Y. 11520
SEC.55 BLK 398 LOT 350

DRAWING TITLE
EXISTING FRONT AND LEFT SIDE ELEVATIONS WITH PROPOSED ALTERATIONS

DRAWN BY: MIGUEL RAMIREZ	DRAWING NO. R-1
CHECKED BY: VLADIMIR CONSTANT	
DATE: MARCH 2024	PROJECT NO 202324
SCALE: AS SHOWN	1/2



A R-2 EXISTING RIGHT SIDE ELEVATION WITH PROP. ADDITIONS
SCALE: 1/4"=1'



B R-2 EXISTING REAR ELEVATION WITH PROP. ADDITIONS
SCALE: 1/4"=1'

VLADIMIR CONSTANT P.E.
7 Melrick Court
Westbury, New York 11590
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STATE OF NEW YORK
VLADIMIR CONSTANT
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WEST BABYLON, NY 11704
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MOBILE (631)704-6601

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2		
3		

ISSUED TO	NO.	DATE

RECEIVED
2025 MAY 16 PM 2:
CLERK'S OFFICE
FREEPORT, N.Y.

APPLICATION NO.

APPLICANT/OWNER
GENARO B. LOPEZ
ADDRESS:
92 Moore Avenue
Freeport, N.Y. 11520
PHONE:
(516)439-9547
EMERGENCY CONTACT:
NAME: MIGUEL RAMIREZ
PHONE:
(631)704-6601

PROJECT TITLE
PROPOSED ADDITION & ALTERATION TO EXISTING 1-FAMILY RESIDENCE
92 Moore Avenue
FREEPORT, N.Y. 11520
SEC.55 BLK 398 LOT 350

DRAWING TITLE
EXISTING LEFT SIDE AND REAR ELEVATION WITH PROPOSED ALTERATIONS

DRAWN BY: MIGUEL RAMIREZ	DRAWING NO. R-2
CHECKED BY: VLADIMIR CONSTANT	
DATE: MARCH 2024	PROJECT NO. 202324
SCALE: AS SHOWN	2/2

Application Date: 5/14/25
Fees Paid: $225.00

SP# 3828

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

NOTE: ACCEPTANCE OF THIS APPLICATION BY THE VILLAGE CLERK'S OFFICE DOES NOT CONSTITUTE A COMPLETE APPLICATION

PROPERTY ADDRESS: 344 Archer St ZONING DISTRICT Residence AA

SECTION 62 BLOCK 134 LOT 120 LOT SIZE: _____

☐ TENANT **APPLICANT** ☐ LESSEE	**PROPERTY OWNER**
Name: Same as owner	Name: Ed Sylvia / CLAUDIA VILLOTA
Address:	Address: 344 Archer St Freeport NY 11520
Telephone #:	Telephone #: 516-643-2993

Attorney Name: _____ Address: _____
(optional) Phone #: _____

Present Land Use: ~~Maintain 18.3'L~~ Residential

Proposed Land Use: Residential

Description of Proposed Work: Maintain 18.3'L x 4'H stone wall with a 4'L x 4'h gate, 17'L x 4'H iron fence with gate, and install outdoor kitchen island

CV

I request a preliminary meeting: ~~X~~ YES X NO

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FREEPORT, NY
2025 MAY 16 P 3:57

I request a waiver of the public hearing and hereby certify the following:

A. The subject property is zoned Residence A or Residence AA.
B. The proposed construction is not a new building or dwelling.
C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied.

X YES _____ NO

APPLICANT'S SIGNATURE — DATE: 5/16/2025

Sworn to before me this 16 day of May, 2025

NATALIA AMAYA NOTARY PUBLIC NO. 01AM0010994 QUALIFIED IN NASSAU COUNTY COMM. EXP. 07-12-2027 STATE OF NEW YORK

Notary Public

****

Property Owner's Consent:

I, Claudia Villota am (are) the owner(s) of the subject property and consent to the filing of this application.

PROPERTY OWNER'S SIGNATURE — DATE: 5/15/2025

Sworn to before me this 15 day of May, 2025.

REYNALDO MUNOZ STATE OF NEW YORK NOTARY PUBLIC Qualified in Nassau County 01MU6415558 MY COMMISSION EXPIRES 03/22/2029

Notary Public

****

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: ____ YES ____ NO

Date of Hearing: _____

Date of Decision: _____

_____ Approved _____ Denied

Village Clerk's Signature: _____ Date: _____

Planning Board Signature: _____ Date: _____

Rev. 12/10 PLEASE SEE REVERSE SIDE FOR SUBMISSION CHECKLIST Rev. 12/10

INC. VILLAGE OF FREEPORT

Department of Buildings
46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 377-2493
E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
May 7, 2025

Edward Sylvia
344 Archer St
Freeport, NY 11520

RE: **344 Archer St, Freeport, NY 11520**
Zoning District – Residence AA Sec. 62 Blk. 134, Lot 120
Building Permit Application #20254179
Description: Maintain 18.3'L x 4'H stone wall with a 4'L x 4'H gate, 17'L x 4'H iron fence with gate, and install outdoor kitchen island.

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2025 MAY 16 P 2:51
CLERK'S OFFICE
VILLAGE OF FREEPORT, NEW YORK

Dear Sir/Madam

The above referenced application was initially reviewed by the Building Department and it has been determined that in order to proceed with the application process, additional approval from the Site Plan Review Board will be required.

For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the **Village Clerk's Office at 516-377-3632** to make an appointment, during normal business hours, to review the completed application. Changes or additional information may be required for the application; therefore, only **ONE** complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's Office. **Only after this initial appointment should the additional copies be made**.

Be further advised that you must submit an application to the Site Plan Review Board within sixty (60) days of the date of this letter. In the event that you do not file an application within the allotted sixty (60) days, this letter will expire and the Building Permit Application in conjunction with same will be cancelled. Subsequently, a new Building Permit Application and filing fees will be required.

If you should have any questions or require any additional information with reference to the Site Plan Review Board Application, please call the **VILLAGE CLERK'S OFFICE** at 377-3632.

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez
cc: Village Clerk
ZBA Approval Needed: **NO**

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X **Negative Declaration** ____ **Positive Declaration**

In accordance with Section 8-0113, Article 8 of the New York Environmental Conservation Law and Chapter 110 of the Village Code, this Department has conducted an initial review to determine whether the following project may have a significant effect on the environment and on the basis of that review hereby finds:

X **The proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Statement.**

____ **The proposed project may have a significant effect on the environment and therefore requires the preparation of an Environmental Impact Statement. (See reasons below)**

Project:

Building Permit App. 20254179

Location: 344 Archer St, Freeport NY 11520
Applicant: Edward Sylvia
Description: Maintain 18.3'L x 4'H stone wall with a 4'L x 4'H gate, 17'L x 4'H iron fence with gate, and install outdoor kitchen island.

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2025 MAY 16 P 3:51
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Lead Agency: Department of Buildings
for the Board of Trustees
Village of Freeport
46 North Ocean Avenue, Freeport, NY

Agency Contact Person:
Superintendent of Buildings
(516) 377-2242

REASON(S) FOR DETERMINATION

This finding is based upon Section 617.10 of Article of the New York Environmental Conservation Law, the criteria for determining what actions may have a significant effect on the environment, as follows:

A)

B) Possible environment effects identified:
(only if positive determination)

Dated: May 7, 2025

Sergio A. Mauras
Sergio A. Mauras
Superintendent of Buildings

IMPORTANT: This declaration and supporting attachments are open for inspection and public response at the office of the Superintendent of Buildings.

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APR 11 REC'D
Freeport Building Dept.
Freeport, NY

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:
Sylvia Residence

Project Location (describe, and attach a location map):
344 Archer St. Freeport NY 11520

Brief Description of Proposed Action:
- Stone wall
- iron gate
- outdoor kitchen

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2025 MAY 16
CLERK'S OFFICE
VILLAGE OF FREEPORT

Name of Applicant or Sponsor:	Telephone: 516 434 0444
Brandon Michaels	E-Mail: brandon@brandonjamesconstruction.com

Address:
344 Archer St

City/PO:	State:	Zip Code:
Freeport	NY	11520

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	✓	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	✓	

3.a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

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APR 11 REC'D

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☐	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	☒	☐	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? ☐NO ☐YES] If No, describe method for providing potable water: _____	☒	☐	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? ☐NO ☐YES] If No, describe method for providing wastewater treatment: _____	☒	☐	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☒	☐	
b. Is the proposed action located in an archeological sensitive area?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☒	☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☒	☐
16. Is the project site located in the 100 year flood plain?	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐NO ☐YES	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐NO ☐YES _____		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ APR 11 REC'D Freeport Building Dept	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	☒	☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Brendan Michaels Date: 4/11/25

Signature: _____

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☑	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☑	☐
3. Will the proposed action impair the character or quality of the existing community?	☑	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☑	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☑	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☑	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☑	☐
b. public / private wastewater treatment utilities?	☑	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☑	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☑	☐

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☑	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☑	☐

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Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

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☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

DEPARTMENT OF BUILDINGS

APR 11 REC'D

Freeport Building Dept.
Freeport, NY

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 2025417

Filing Date 4/11/25

Application for Erection of Buildings or Alterations

IMPORTANT – Applicant to complete all items in sections: I, II, III, IV, V

I. LOCATION OF BUILDING

AT (LOCATION) 344 (No.) Archer St (Street) ZONING DISTRICT _____

BETWEEN _____ (Cross Street) AND _____ (Cross Street)

SECTION _____ BLOCK _____ LOT _____ APPROX. LOT SIZE _____ X _____ LOT AREA _____

II. TYPE AND COST OF BUILDING – All applicants complete Parts A - D.

A. TYPE OF IMPROVEMENT

1 [ ] New building
2 [X] Addition-Alteration (If residential, enter number of new housing units added. If none-state none _____
3 [ ] Swimming Pool
4 [ ] Repair (replacement)
5 [ ] Bulkhead (New, Repair)
6 [ ] Fence
7 [ ] Moving (relocation)

B. PROPOSED OR EXISTING USE

RESIDENTIAL
11 [X] One Family
12 [ ] Two families
13 [ ] Apartment - Enter No. of Units _____
14 [ ] Transient hotel, motel, or dormitory - Enter No. of Units _____
15 [ ] Garage or Accessory Structure
16 [ ] Other - Specify _____

NON RESIDENTIAL - Complete Part "E"
17 [ ] Industrial
18 [ ] Office, bank, professional
19 [ ] Stores, mercantile
20 [ ] Church, other religious
21 [ ] Hospital, institutional
22 [ ] Other - Specify _____

C. COST

10 TOTAL COST OF IMPROVEMENT $ 10,000.00

D. DESCRIPTION OF PROJECT

- Stone wall with steel gates
- outdor kitchen island
- Iron gate

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III. IDENTIFICATION – To be completed by all applicants

	NAME	MAILING ADDRESS – Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	Edward Sylvia	344 Archer St Freeport NY 11520	516 643-2993
2. Contractor	Brandon Michaels	695 Merick Ave Westbury NY 11590	516 4340444
3. Architect or Engineer	Bello Architects	6334 Northern Blvd East Norwich NY 11732	516-308-4644

IV. OWNER - CONTRACTOR STATEMENT

Building permit is issued subject to the provisions of Section 57 of the Workmen's Compensation Law.

Workmen's Compensation Certificate No. H2453339-0 Company NYSIF Exp. Date 9/18/25

Contractor or Owner Brandon Michaels (Print)

Address 695 Merick Ave Westbury NY 11590

Phone 516 434 0444

State of New York

County of Nassau

Brandon Michaels (Print) being duly sworn, says that He (He or She) is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of his knowledge and belief and agrees to conform to all applicable laws of this

V. FLOOD ZONE

IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE?
YES_____ NO_____
IF YES, WHICH ZONE? _____

IS PROJECT TO REPAIR FLOOD DAMAGE?
YES_____ NO_____

PROJECT DESCRIPTION

Total/First Flr Square Feet

Upper Flrs

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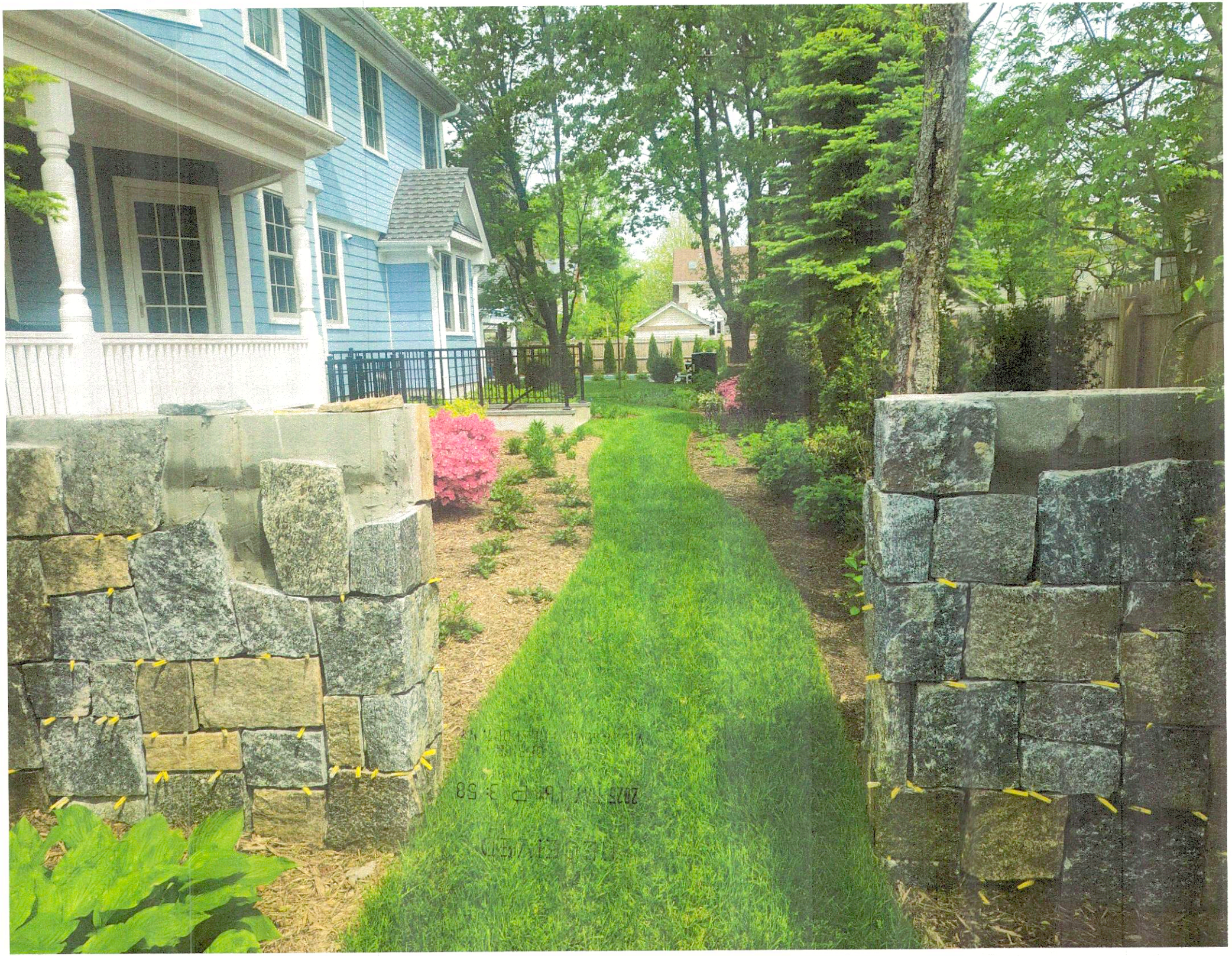

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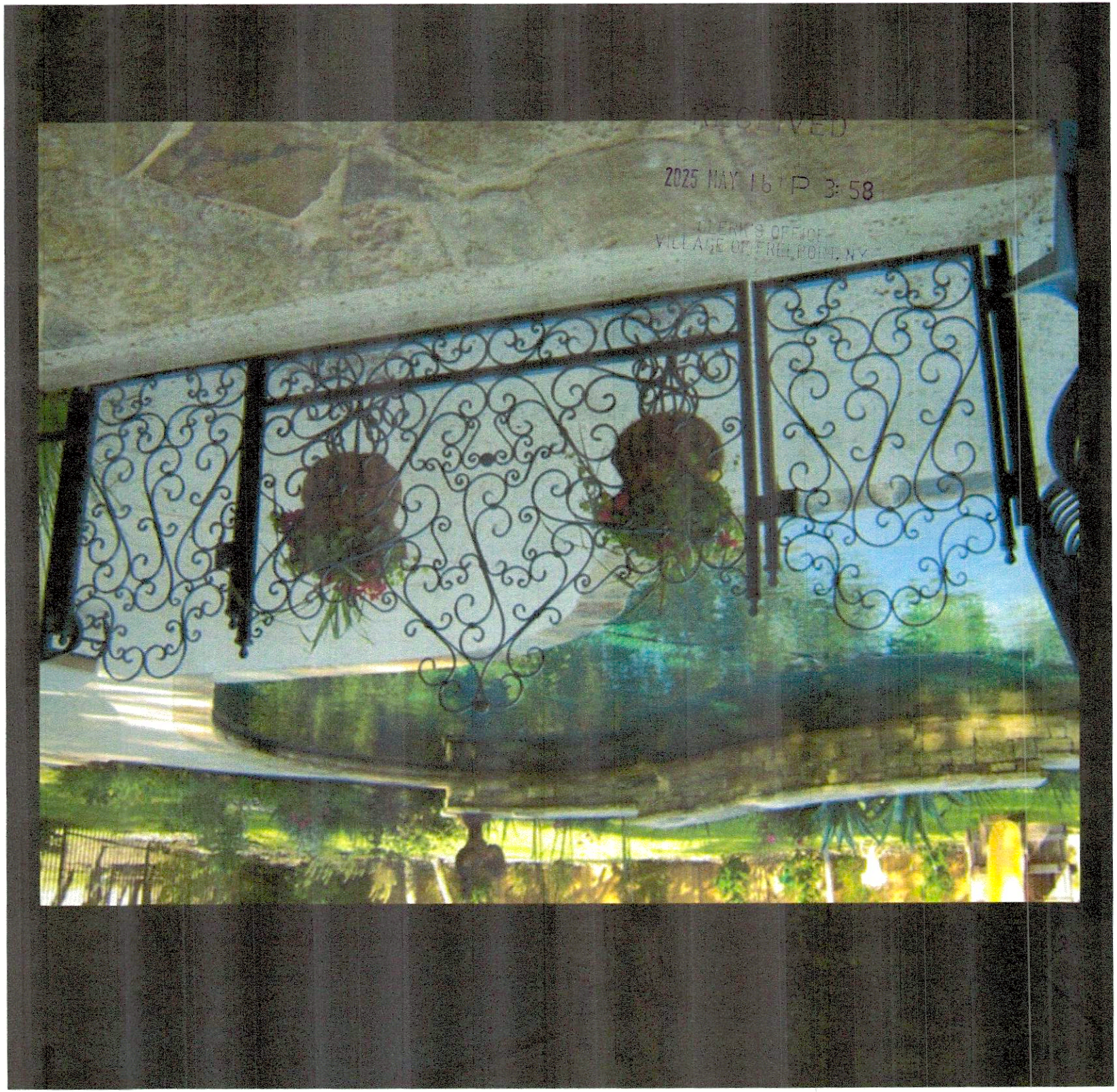
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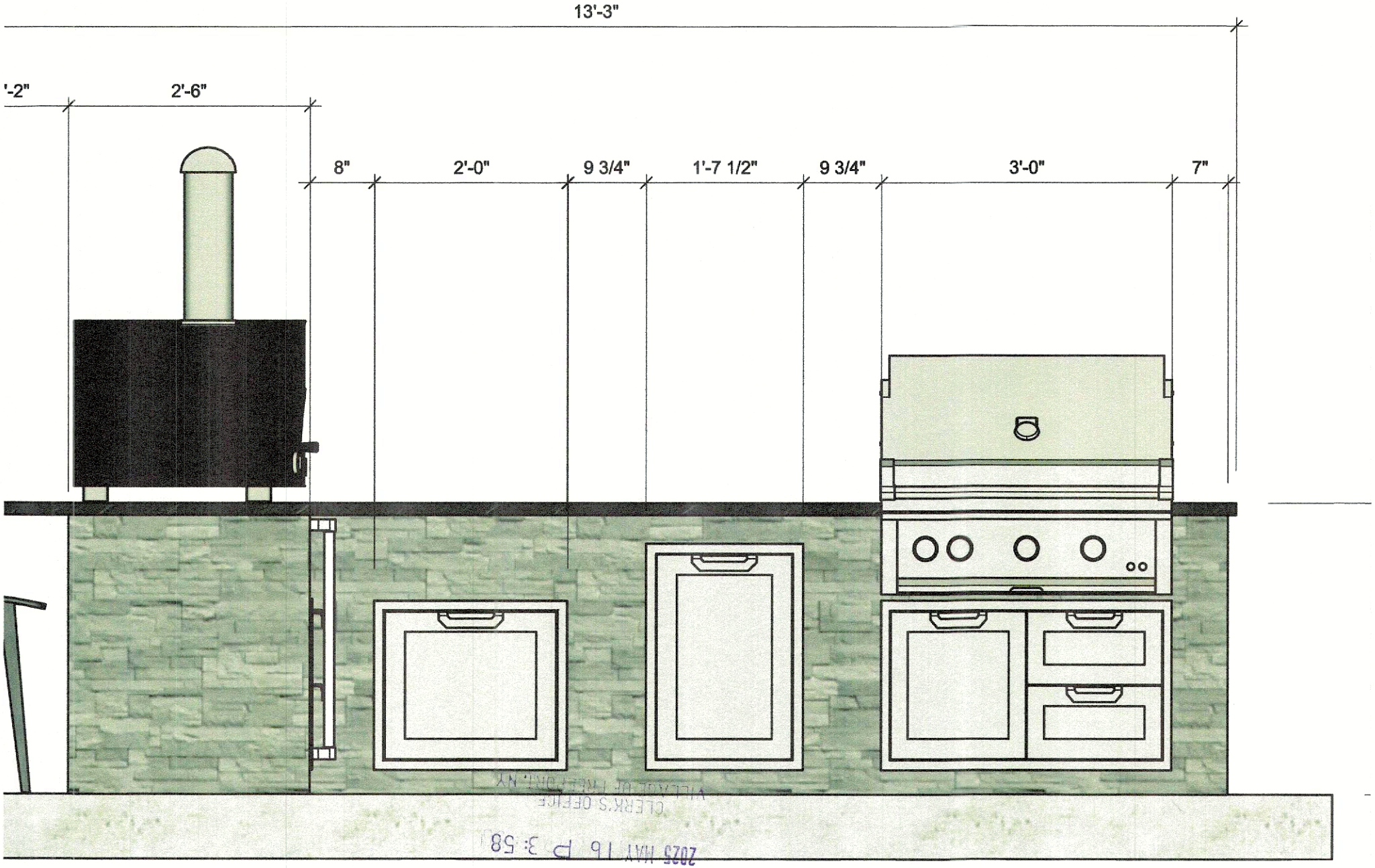
VILLAGE OF PELHAM, NY



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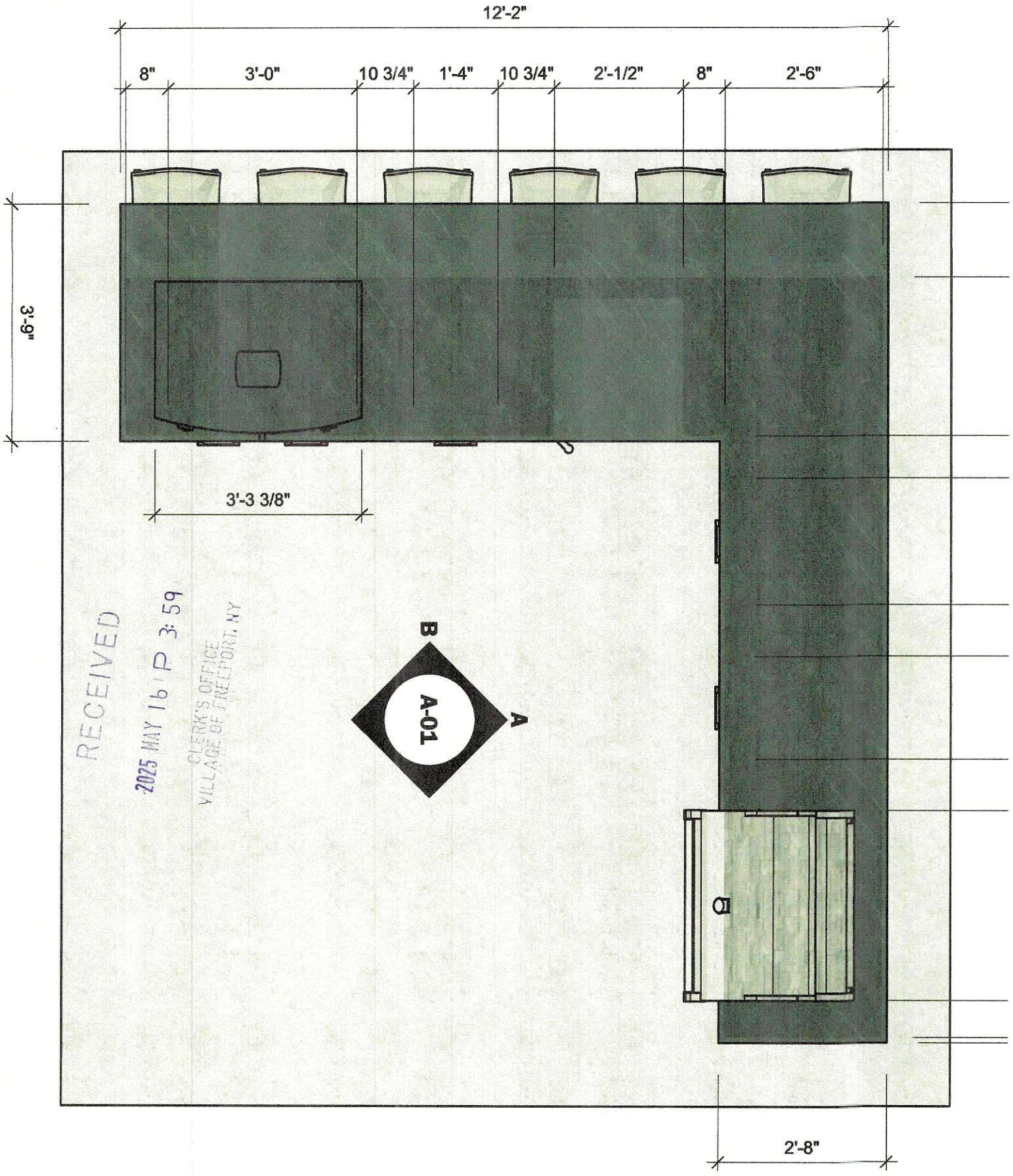
ELEVATION A

SCALE: 3/4"=1'-0" A-01



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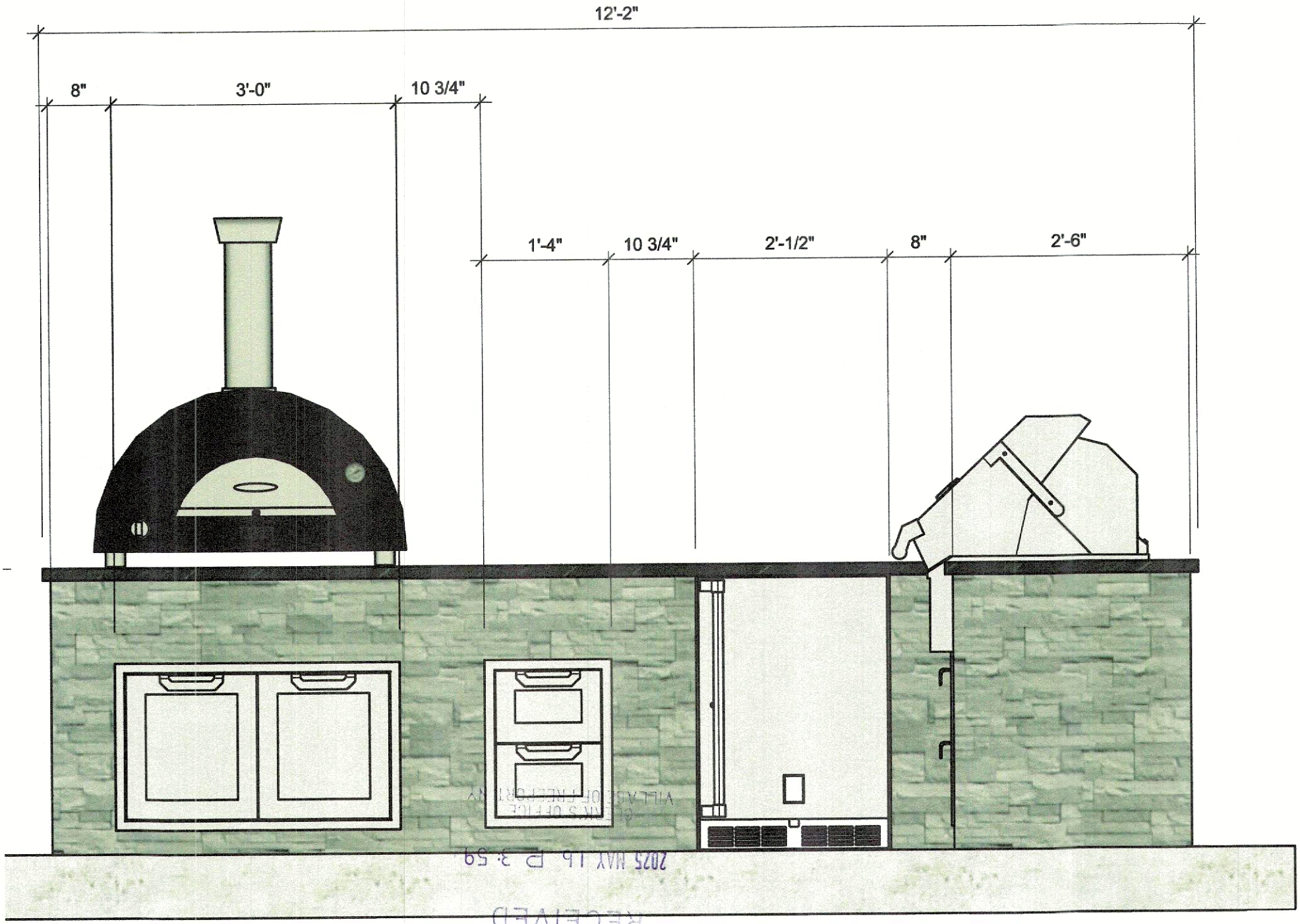

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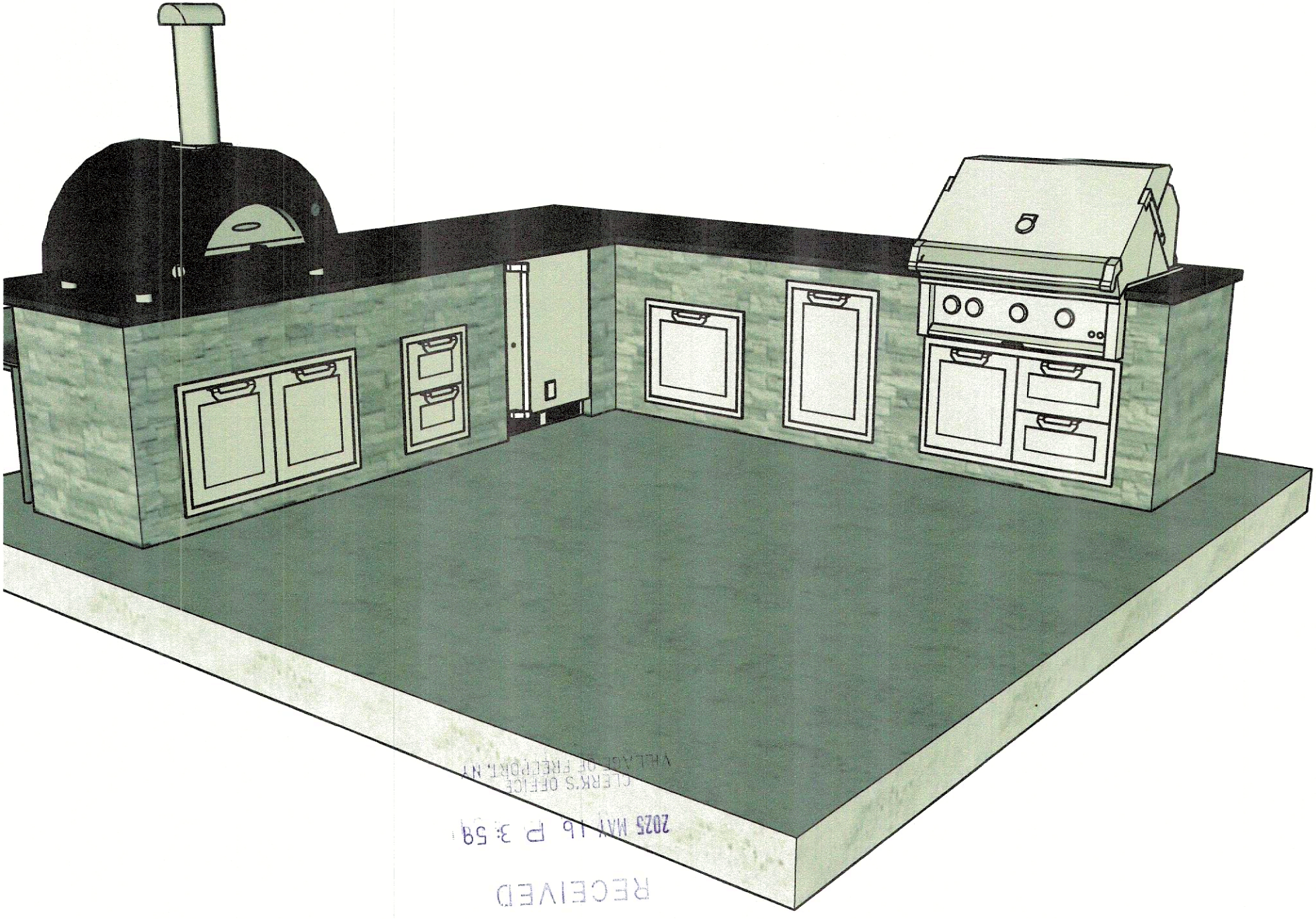
ELEVATION B

SCALE: 3/4"=1'-0" A-01



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PERSPECTIVE VIEW 01

SCALE: N.T.S

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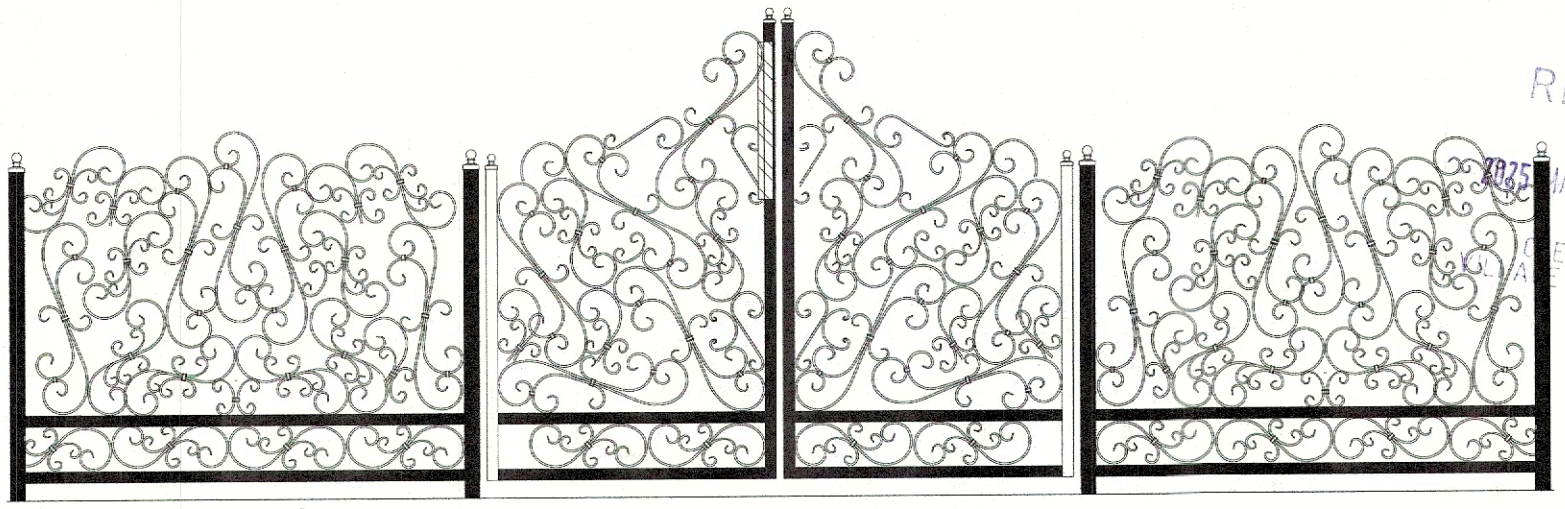
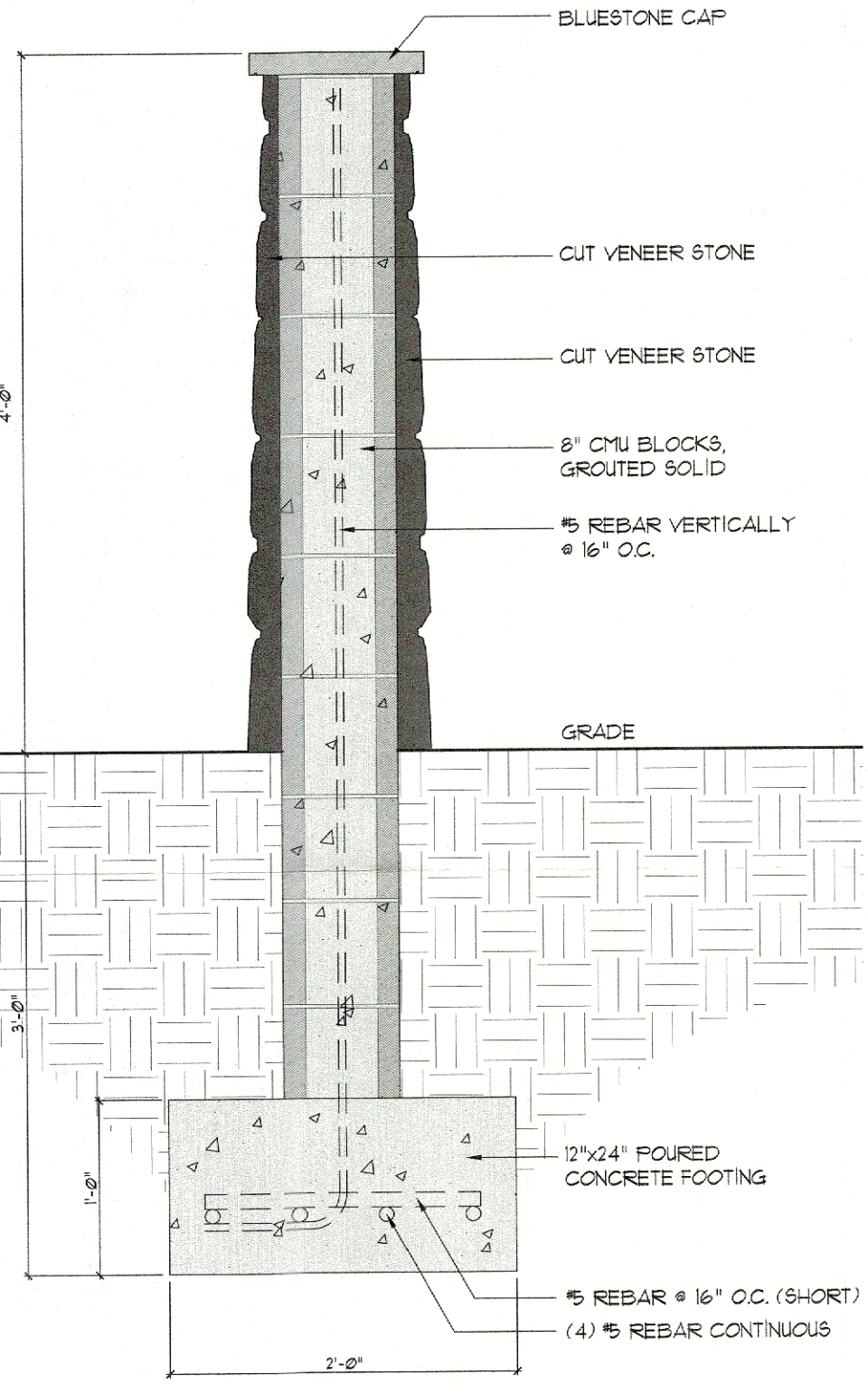


Black Iron Fence & Gate

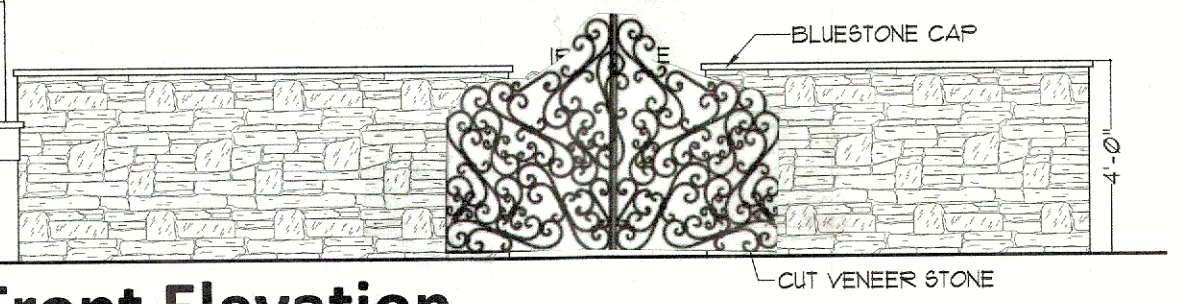
SCALE : 1/2" = 1'-0"



Wall Section

SCALE : 1" = 1'-0"

Black Iron Gate



Partial Front Elevation

SCALE : 1/4" = 1'-0"

BELLO Architects
6334 Northern Boulevard
East Norwich, New York 11732

516.308.4646 Phone
516.813.0924 Fax
Info@JoeBelloArchitects.com
www.JoeBelloArchitects.com

REGISTERED ARCHITECT
JOSEPH M. BELLO
032670
STATE OF NEW YORK

When a registered design professional has stamped and signed this page (blue ink), they are attesting that to the best of his/her knowledge, belief, and professional judgement, such plans and/or specifications are in compliance with the latest New York State Building Code.

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SYLVIA RESIDENCE

344 Archer Street
Freeport
New York, 11520

FILE: **23050**
DATE ISSUED: **9/4/23**
DRAWN BY: **RWC**
SHEET: **A-1**

DRAWN MM	CHECKED MM	DATE MARCH 2023	DRAWING & JOB NO. 23-133

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Premises known as:

344 Archer Street, Freeport

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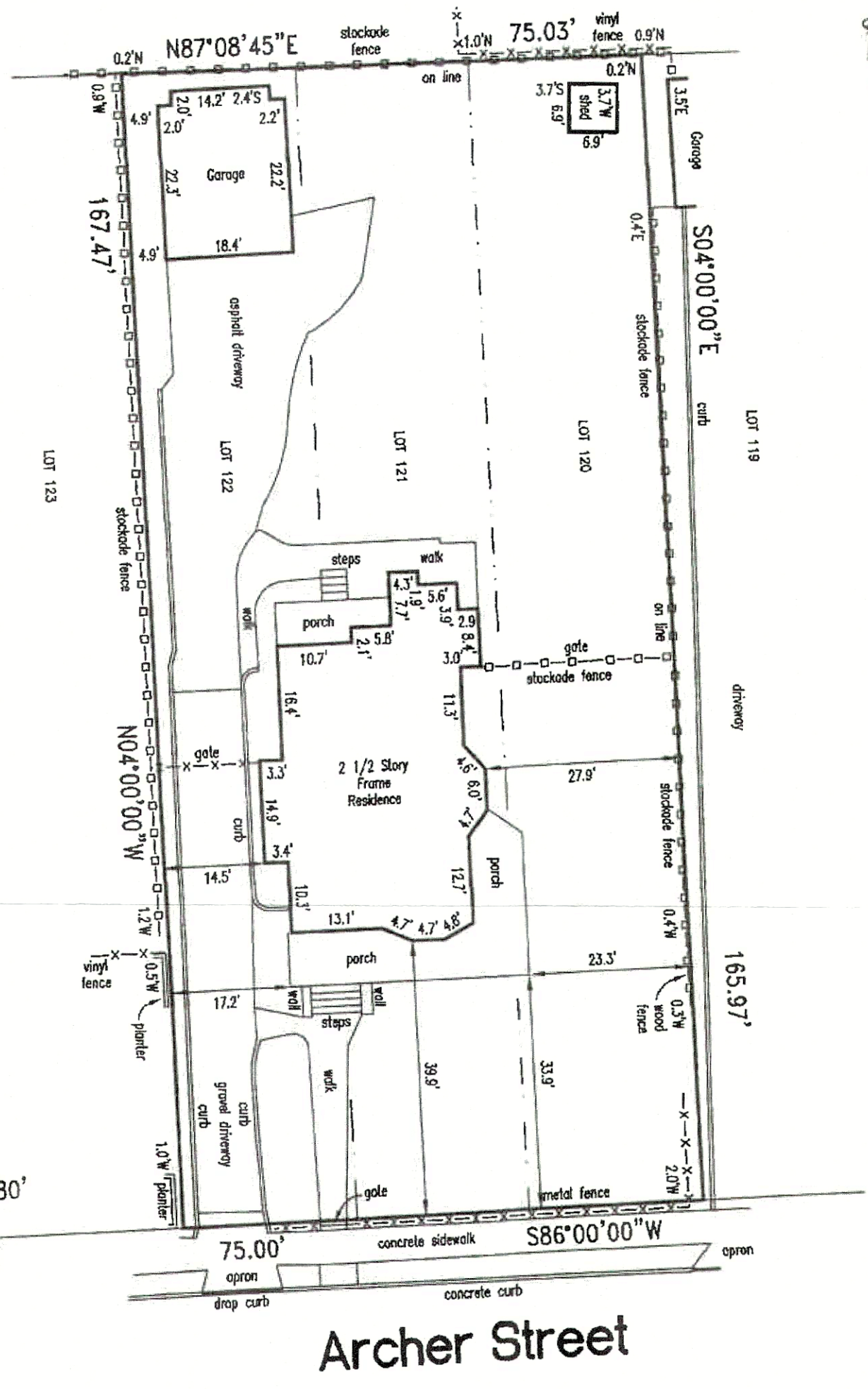
Area= 12,506.5 s.f.



Survey of Lots 120, 121 and 122

MAP OF BAY VIEW AT FREEPORT
FILED SEPTEMBER 26, 1906 AS MAP NO. 305, CASE NO. 2174
situate in the Incorporated

Village of Freeport

Town of Hempstead
Nassau County, New York
Section 62 Block 134 Lots 120-122
Scale 1"= 20' Surveyed March 9, 2023
GRAPHIC SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

Certified to:

EDWARD SYLVIA AND CLAUDIA VILLOTA
CITIZENS BANK, N.A., ISAOA ATIMA
COACH TITLE INSURANCE AGENCY (CTA-23-9235)
WESTCOR LAND TITLE INSURANCE COMPANY

Michael W. Minto, L.S.P.C.
LICENSED PROFESSIONAL LAND SURVEYOR
NEW YORK STATE LICENSE NUMBER 050871
87 Woodview Lane
Centereach, N.Y. 11720
PHONE/FAX: (631) 580-1202
CELLULAR: (631) 766-9714
EMAIL: mikemintolspc@gmail.com

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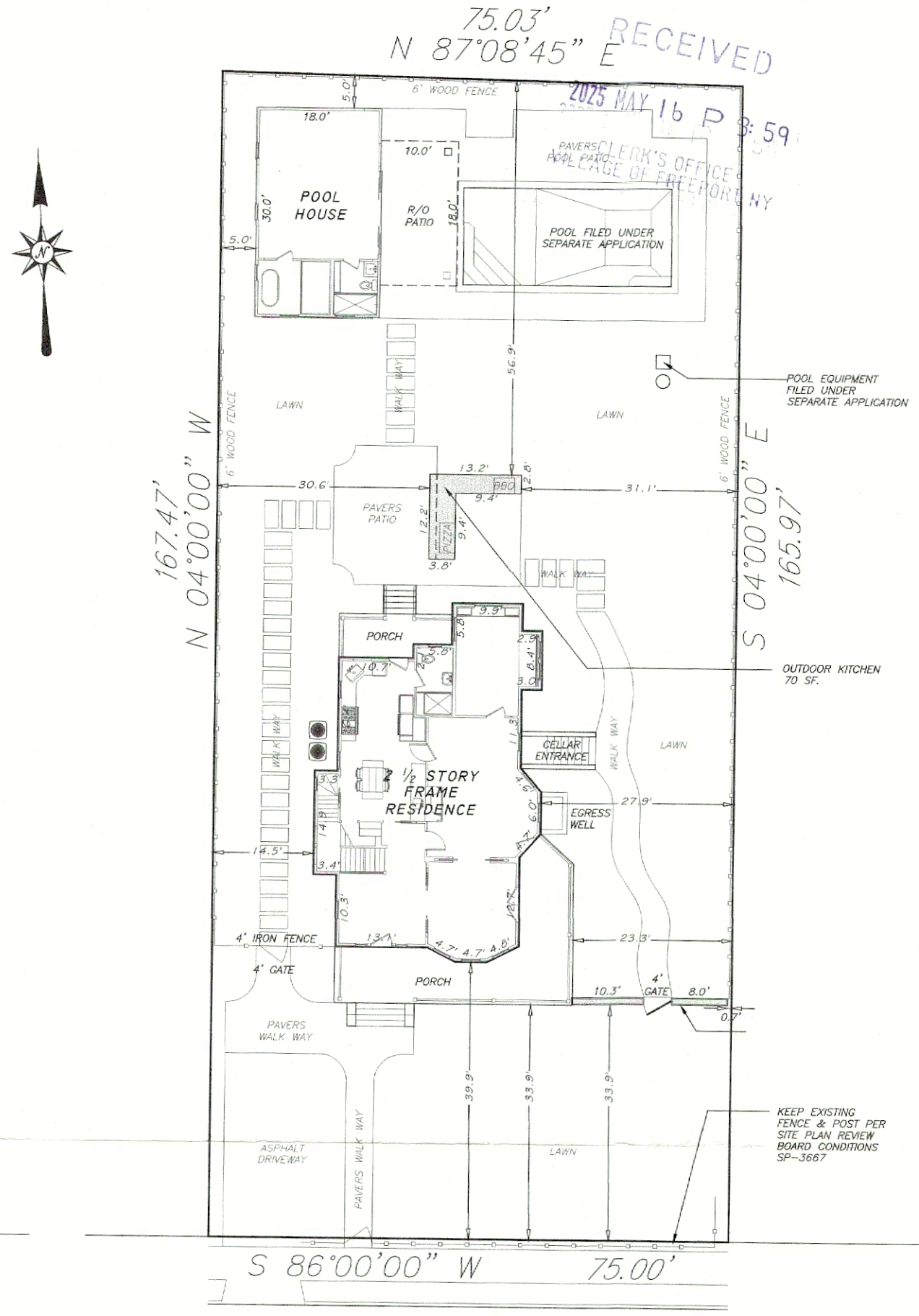

ZONING ANALYSIS

344 Archer Street, Freeport, NY.
SEC. 62 BLK. 134 LOT. 120

VILLAGE OF FREEPORT
RESIDENCE: AA

ISSUE	REQUIRED	EXISTING	PROPOSED
LOT AREA	7,500 SF.	12,506.5 SF.	12,506.5 SF. - NO CHANGE
LOT COVERAGE	25 % = 3,126.6 SF.	DWELLING = 1,285 SF. FRONT PORCH = 369 SF. REAR PORCH = 90 SF. TOTAL 13.9% = 1,744 SF.	DWELLING = 1,303 SF. FRONT PORCH = 369 SF. REAR PORCH = 90 SF. TOTAL 14.1% = 1,762 SF.
MIN. FRONT WIDTH	75.0 FT.	75.0 FT.	75.0 FT. - NO CHANGE
SIDE YARD MIN.	10.0 FT.	14.5 FT. / 23.3 FT.	14.5 FT. / 23.3 FT. 19.9 FT. TO PROPOSED CELLAR STAIRS
SIDE YARD AGG.	25% OF LOT WIDTH = 18.7 FT.	14.5 FT. + 23.3 FT. = 37.8 FT.	14.5 FT. + 23.3 FT. = 37.8 FT.
MIN. REAR YARD	20.0 FT. OR 20% OF DEPTH = 33.2 FT.	75.2 FT.	72.0 FT.
MAX. HEIGHT	35.0 FT.	35.0 FT.	35.0 FT. - NO CHANGE
FRONT YARD	20.0 FT. OR AVG. WITHIN 200'	29.9 FT. (TO DWELLING) 33.9 FT. (TO PORCH)	29.9 FT. (TO DWELLING) 33.9 FT. (TO PORCH) - NO CHANGE
GROSS FLOOR AREA	40% OF LOT AREA =5,002.6 SF	FIRST FLOOR = 1,285 SF. SECOND FLOOR = 957 SF. THIRD FLOOR = 298 SF. ATTIC OVER 7'-6" = 215 SF. TOTAL 22.0% = 2,755 SF.	FIRST FLOOR = 1,285 SF. SECOND FLOOR = 1,317 SF. THIRD FLOOR = 575 SF. ATTIC OVER 7'-6" = 0 SF. TOTAL 25.4% = 3,177 SF.
ACCESSORY BUILDINGS			
LOT COVERAGE (BLDG)	7.5% = 938 SF OR MAX 750 SF.	GARAGE = 421 SF. SHED = 48 SF. TOTAL 3.7% = 469 SF.	POOL HOUSE = 544 SF. R/O PATIO = 180 SF. TOTAL 5.8% = 724 SF.
MIN. REAR YARD	5.0 FT.	2.4 FT.	5.0 FT.

Site Plan

SCALE : 1" = 20'

INFORMATION TAKEN FROM PLOT PLAN PREPARED BY:

MICHAEL W. MINTO, L.S.P.C
87 WOODVIEW LANE
CENTEREACH, NY 11720
P: 631-580-1202
MIKEMINTOLSPC@GMAIL.COM

DATED: 3/9/2023

BELLO Architects
6334 Northern Boulevard
East Norwich, New York 11732
516.308.4646 Phone
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Info@JoeBelloArchitects.com
www.JoeBelloArchitects.com

REGISTERED ARCHITECT
JOSEPH M. BELLO
032670
STATE OF NEW YORK

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